Contract No: EP-W-09-002 WA #: 029-SION-0200

Region 2 RAC2 Remedial Action Contract

Phase I Environmental Site Assessment

Comerio Fuel Station
Targeted Brownfields Assessment
Bayamon, Puerto Rico

September 14, 2015





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September 14, 2015

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PROJECT:

EPA 2 Region 2 RAC 2, Contract No.: EP-W-09-002

Work Assignment No.: 029-SION-0200

DOC CONTROL NO.:

3323-029-02598

SUBJECT:

Phase I Environmental Site Assessment

Targeted Brownfields Assessment

Comerio Fuel Station Bayamon, Puerto Rico

Dear Ms. Devine:

CDM Federal Programs Corporation (CDM Smith) is pleased to submit this Phase I Report for the Targeted Brownfields Assessment for the subject property.

If you have any questions regarding this report, please contact me at your earliest convenience at (212) 377-4527.

Very truly yours,

CDM SMITH FEDERAL PROGRAMS CORPORATION

Brendan MacDonald, P.E., LEED® AP

Site Manager

Attachment

cc: F. Rosado, EPA Region 2 (letter only)

R. Torres, EPA

J. Litwin, CDM Smith (letter only)

N. Mazziotta, CDM Smith

RAC2 Region 2 Document Control

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Acronyms

AAI All Appropriate Inquires
ACM asbestos-containing materials

AIRS Aerometric Information Retrieval System

amsl above mean sea level
BRS Biennial Reporting System
CDL Clandestine Drug Labs

CDM Smith CDM Federal Programs Corporation

CERCLA Comprehensive Environmental Response, Compensation, and Liability Act CERCLIS Comprehensive Environmental Response, Compensation, and Liability

Information System

CESQG conditionally exempt small quantity generators

Code of Federal Regulations CFR CORRACTS Corrective Action Report DEM Digital Elevation Model DOD Department of Defense DOI Department of the Interior DOT Department of Transportation Environmental Data Resources, Inc. **EDR Envirofacts** U.S. EPA Envirofacts Online Database

EPA United States Environmental Protection Agency ERNS Emergency Response Notification System

ESA Environmental Site Assessment

FEDLAND Federal and Indian Land

FEMA Federal Emergency Management Agency

FIFRA Federal Insecticide, Fungicide, and Rodenticide Act

FINDS Facility Index System

FOIA Freedom of Information Act FUDS Formerly Used Defense Sites

HIST historic

HMIRS Hazardous Material Information Reporting System

ICIS Integrated Compliance Information System

LBP lead-based paint

LQG Large Quantity Generator

LUCIS Land Use Control Information System LUST leaking underground storage tank

MGP EDR Proprietary Manufactured Gas Plants

MINES Mines Master Index Files

MLTS Material Licensing and Tracking System
NACE National Association of Corrosion Engineers

NPL National Priorities List

NRCS Natural Resources Conservation Service

NWI National Wetlands Inventory

ODI Open Dump Inventory

OPS Office of Pipeline Safety Incident and Accidental Data

PAD PCB Activity Database PCB polychlorinated biphenyl

PREQB Puerto Rico Environmental Quality Board



PRP potentially responsible party

PVC polyvinyl chloride

RAATS RCRA Administrative Action Tracking System

RADINFO Radiation Information Database

RCRA Resource Conservation and Recovery Act recognized environmental conditions

ROD record of decision

SCS Soil Conservation Service SHWS state hazardous waste site SQG Small Quantity Generator

SSTS Section 7 Tracking System of the Federal Insecticide, Fungicide and Rodenticide

Act

TBA Targeted Brownfield Assessment
TRIS Toxic Release Inventory System
TSD Treatment, Storage, and Disposal
TSCA Toxic Substance Control Act
UMTRA uranium mines tailings sites

U.S. United States

USDA United States Department of Agriculture

USGS United States Geologic Survey
UST underground storage tank
VCP Voluntary Cleanup Priority



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Executive Summary

This report presents the results of the CDM Federal Programs Corporation (CDM Smith) Phase I Environmental Site Assessment (ESA) for the property identified as the Comerio Fuel Station (the "subject property") in Bayamon, Puerto Rico. This Phase I ESA was conducted on behalf of the U.S. Environmental Protection Agency (EPA) Region 2 as part of a Targeted Brownfields Assessment (TBA) requested by the Municipality of Bayamon ("the Municipality").

The subject property is an abandoned former fuel service station comprised of two parcels (the north [parcel 085-054-112-22] and south [parcel 085-054-112-34-901] lots), each approximately 0.13 acres in size. While active, the station provided fossil fuel products, car washing services, and convenience store goods to residential and commercial consumers. The Municipality of Bayamon plans to acquire the subject property from the current owner, Banco Popular de Puerto Rico, for use as a municipal parking lot.

The fuel station has formerly operated under the fuel station brands Texaco (1960s-1970s), Citgo (2002-2005), V.R. Super Service (2008), and Total Petroleum (2013). Despite the last certificate of registry expiring in January 2013, the subject property has remained vacant for approximately seven years. The northern lot includes a concrete paved driveway which extends around the facility toward the fuel pump islands and car wash area. An L-shaped metal roof supported by concrete pillars covers this area, extending from the main service structure. All former fuel service dispensers have been removed from the property. The southern lot contains a restroom and car wash annex and a large area paved with concrete. The subject property is no longer maintained and contains various debris, such as pallets, cardboard boxes, and general garbage.

The subject property currently does not have active electric, water, or sewer service. It is located in an area zoned "light-industrial", surrounded primarily by mechanical repair shops and low to moderate income residential properties.

CDM Smith conducted this ESA in general conformance with EPA's All Appropriate Inquires (AAI) Rule and ASTM International Standard E1527-13 with the purpose of identifying "recognized environmental conditions" (RECs) associated with past or current practices on or near the subject property, through limited research, a review of specified and reasonably ascertainable records, and site reconnaissance. As per ASTM E1527-13, data gaps are defined as "a lack of or inability to obtain information required by ASTM E-1527-13 despite good faith efforts by the environmental professional to gather such information." During this Phase I ESA, CDM Smith found that no Sanborn maps exist for the subject property. In addition, no city directory, title information, or building permit search could be performed by Environmental Data Resources (EDR), although the Municipality was able to provide parcel information. CDM Smith was provided access to the subject property to conduct site reconnaissance on July 30, 2015, however, the main service structure was locked and the interior inaccessible. Inspection of the interior of the building was performed by taking photographs through the windows, although the entire interior could not be observed. A small storage building was also locked and no inspection occurred. It is CDM Smith's professional opinion that subject property structure inaccessibility is a significant data gap limiting the ability of the environmental professional to fully identify conditions indicative of



releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, or controlled substances (as defined in 21 U.S.C. 802) on, at, in or to the subject property. All structures on the subject property need to be visually observed and assessed prior to development.

Based on all available and attainable information obtained by CDM Smith and observations made during the site reconnaissance, the following RECs were identified:

REC 1 – Historic Operations: Since the subject property operated for over 40 years as a fuel service station with a small car wash facility, it is likely that oils, lubricants, solvents, hydraulic fluids, detergents, degreasers, petroleum products and other automobile fluids containing hazardous substances were discharged, potentially impacting soil and groundwater.

REC 2 – Underground Storage Tanks (USTs), Associated Piping, and Dispensers: Information obtained from interviewees and the Puerto Rico Environmental Quality Board (PREQB) indicate that a 12,000-gallon steel UST and an additional UST of unknown capacity exist on the subject property. Documents identifying the age and contents of the USTs, such as tank registrations, were not identified; however, given the nature of historic operations and the presence of fill ports, it is assumed that they contain fuel products. A site interviewee claimed that the tanks were used to store regular and premium grade gasoline, which is consistent with the designations identified near the fuel fill ports. PREQB records also show that the subject property is listed in the Puerto Rico leaking underground storage tank (LUST) database with identification code 910074. Records detailing the reason for inclusion in the database were not identified. Since neither records detailing remedial activities to address the LUST nor Closure Reports were available for these tanks, it is assumed that the USTs remain onsite, and have likely impacted subsurface soil and groundwater. In addition, given the potential age of the associated piping and appurtenances the USTs may have been associated with these portions of the fueling system.

REC 3 – Stormwater Drain: A stormwater drain was observed exterior to the service structure, within 10 feet of the former fuel pumps. Although it is likely that this drain was connected to the municipal sewer system, any spill occurring throughout active fuel station operations could have discharged into the drain to an unknown location.

The following potential RECs were also observed by CDM Smith:

- Inaccessible Storage Room: A small storage room exists between the car wash and an
 adjacent residence; however, the room was locked and could not be accessed during the
 time of reconnaissance.
- **Car Wash Trenches:** Several trench drains were observed in the car wash area, most likely used to collect wash water from the car wash, rather than stormwater runoff. The point of discharge could not be confirmed during the site reconnaissance. Therefore, it is unknown whether oils, solvents, detergents, or other automobile fluids discharged to the municipal sewer system or another unidentified location during active facility operations.
- **Staining:** A small (approximately one quart) overturned "Citgo" motor oil container was observed in the main service structure with some associated staining on the ceramic tile floor. Although no breaks in the tile floor and underlying concrete slab were evident in the



immediate vicinity of the stain, CDM Smith was not provided access to the interior to observe whether additional staining or breaks in the concrete flooring exist. The specific contents of the motor oil container could also not be determined.

- Adjacent Property Operations: Mechanical repair and cabinet making shops are located west-northwest of the subject property. Although the history of these properties is not known, it is understood that the area has been commercially developed since the 1940s. In addition, these facilities are located directly upgradient of the subject property, as groundwater is expected to flow southeast, toward the Rio Hondo. There are no documented "spills" on these surrounding properties; however, there is a potential for a release on those sites to impact the subject property.
- Asbestos-Containing Material (ACM): Although no suspected ACM were specifically observed during CDM Smith's reconnaissance, given the age of the main service building, ACM may be present in floor and ceiling tiles. It is unknown if any window caulk or pipe insulation exist within this structure as access was not provided to the interior. The bathroom annex included ceramic wall tiles. The age of the restroom annex is also unknown, however, ACM could be contained within the ceramic wall tiles if constructed prior to 1979. It is unknown if ACM is present within the small locked storage structure located between the fuel station and adjacent eastern residence as well.
- **Lead-Based Paint (LBP)**: Since the main service structure was built prior to 1977, LBP was potentially used. If this was used at the subject property, there is a significant potential that LBP and/or paint dust may be present within the building and may have impacted soil surrounding the building. The age of the bathroom and car wash annex are also unknown. Satellite imagery shows these structures present in 2003, however, aerial photograph coverage between the years 1967 and 1994 is relatively poor, making the exact date of construction impossible to accurately determine. LBP could also be present within these structures if built prior to 1977.

Based on the results of the Phase I ESA, CDM Smith recommends the following actions:

- Obtain full, unconditional access to all structures on the subject property to perform a complete inspection. Interior inspections of all onsite structures is necessary to determine any potential impacts that may exist.
- A geophysical survey should be conducted to confirm the presence and locations of USTs, associated piping, and any other previously unidentified features within the subject property.
- Surface and subsurface soil sampling should be conducted in the vicinity of the former fuel pumps and any detected USTs and piping to determine if soils have been impacted by historic operations. Groundwater sampling should also be conducted to determine current groundwater quality. Analysis for full Target Compound List organics (volatile organic compounds, semi-volatile organic compounds, polychlorinated biphenyls and pesticides) and total petroleum hydrocarbons should be conducted. Exact numbers and locations of



samples, procedures, and analytical requirements would be defined in a site-specific quality assurance project plan.

- Based on the results of the subsurface soil and groundwater investigation, the need for a
 vapor intrusion evaluation should be assessed. Currently, the intended future use of the site
 is as a parking lot; however, if this use changes and structures are planned for the site,
 vapor intrusion may become an issue that warrants further investigation.
- Additional investigation and screening using a photoionization detector should be performed to further characterize staining observed within the main service structure and to determine if subsurface sampling is necessary.
- The car wash trench drains and stormwater drain near the former pump islands should be further investigated to determine if these drains lead into the municipal network or discharge to another location.
- Asbestos and LBP surveys should be conducted to confirm the presence or absence of these hazardous substances on the subject property, and if subsequent action is necessary to prevent continued migration either by wind or runoff. Additional characterization should be conducted in the event that remaining building material and debris are to be demolished or removed, or any development is to be undertaken within portions of the subject property. Any materials containing asbestos or finished with LBP should be disposed of in accordance with applicable regulations.
- Based on historic operations at the subject property, concern for exposure could exist during future earthwork and health and safety precautions should be considered. Construction worker and subject property worker use scenarios should be considered during any redevelopment plan. It is recommended that the owner/developer enlist a professional engineer to develop a health and safety plan, construction contingency plans, and a soils management plan in order to safely and appropriately remove (or control) potentially impacted materials. Salvageable materials should be reused or recycled, if possible, before disposal.



Declaration of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of this part.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject properties. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Michael Valentino 09/14/2015

Michael Valentino, P.G.

Date

Environmental Professional/Site Assessor



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Introduction

This report presents the results of the CDM Federal Programs Corporation (CDM Smith) Phase I Environmental Site Assessment (ESA) for the property identified as the Comerio Fuel Station comprising 400 and 404 Comerio Street (the "subject property") in Bayamon, Puerto Rico (**Figure 1**). This Phase I ESA was conducted on behalf of the U.S. Environmental Protection Agency (EPA) Region 2 as part of a Targeted Brownfields Assessment (TBA) requested by the Municipality of Bayamon ("the Municipality").

1.1 Background

The subject property is an abandoned former fuel service station occupying two parcels (the north [parcel 085-054-112-22] and south [parcel 085-054-112-34-901] lots). The fuel station has formerly operated under the fuel station brands Texaco (1960s-1970s), Citgo (2002-2005), V.R. Super Service (2008), and Total Petroleum (2013). Despite the last certificate of registry expiring in January 2013, the subject property has remained vacant for approximately seven years. While active, the station provided fossil fuel products, car washing services, and convenience store goods to residential and commercial consumers.

The Municipality of Bayamon plans to acquire the subject property from the current owner, Banco Popular de Puerto Rico, for use as a municipal parking lot. The subject property currently contains an inactive main service structure and L-shaped covered driveway on the northern lot and a large paved area, restroom and car wash annex on the southern lot. The main service structure is currently secured.

1.2 Purpose and Objectives

The purpose of this ESA is to determine if recognized environmental conditions (RECs) are present at the subject property. RECs refer to the presence, or likely presence, of any hazardous substances or petroleum products due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to environment. In accordance with the EPA's All Appropriate Inquires (AAI) Rule (40 Code of Federal Regulations (CFR) Part 312) and ASTM International Standard E1527-13, the assessment procedures used in conducting this Phase I ESA include a review of previous information, research of databases, interviews, and a site reconnaissance. This report summarizes the information obtained using these procedures and the subsequent conclusions and recommendations developed by CDM Smith.

1.3 Scope of Work

Upon EPA authorization to obtain background information, CDM Smith initiated a records request with the Puerto Rico Environmental Quality Board (PREQB) and EPA Region 2. Copies of information received from PREQB, EPA and the Municipality are provided as **Appendix A**.



CDM Smith conducted a site reconnaissance on March 7, 2015 to locate the subject property and identify potential interviewees. A follow-up reconnaissance with property owner representatives and interviewees was conducted on July 30, 2015. Photographs taken during the reconnaissance are presented in **Appendix B**. CDM Smith conducted interviews with representatives from neighboring commercial businesses and the father of one of the former fuel station lessees. Interviews are discussed in Section 6.1.5.

CDM Smith retained the services of Environmental Data Resources, Inc. (EDR) to conduct a search of Commonwealth and federal environmental databases for information regarding any past or current hazardous waste disposal on the subject properties and surrounding properties; reported petroleum or hazardous waste releases; listed hazardous waste generation, transportation, storage, or disposal facilities; listed solid waste disposal facilities, reported leaking underground storage tanks (LUSTs); or listed underground storage tanks (USTs). A copy of the Database Search Report is provided in **Appendix C**. Historic aerial photographs and topographic maps provided by EDR were reviewed for the subject properties and are provided in **Appendix D** and **Appendix E**, respectively.

The geology and topography in the area of the subject property was reviewed to determine the potential for migration of possible contaminants. General site physiography, geology, and hydrogeology are discussed in Section 3.

1.4 Limitations and Statement of Use

The results and conclusions for the Phase I ESA are based on a review of information obtained through interviews with representatives from local businesses, site reconnaissance of the subject property, and a review of available environmental regulatory agency documents and property information obtained by CDM Smith. Furthermore, this assessment has been prepared and conducted under the guidance of an environmental professional as defined in EPA 40 CFR Part 312, Standards and Practices for AAI. The conclusions, therefore, represent CDM Smith's professional opinions based on the aforementioned sources of information. A Phase I ESA is not a comprehensive subject property characterization or regulatory compliance audit and should not be construed as such. CDM Smith cannot represent that the subject property contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by CDM Smith or identified from reviewed data sources during the ESA. Further, the services herein shall not be construed, designed or intended to be relied upon as legal interpretation or advice. This report was prepared for exclusive use by EPA, and is not intended for use by any other parties. Use of this report by any other party is at their sole risk without liability to CDM Smith.

1.5 Previous Environmental Investigations

To CDM Smith's knowledge, no previous environmental investigations have been conducted on the subject property.



1.6 Qualifications of Environmental Professionals

Principal Site Assessor: Michael Valentino, P.G.

Professional Experience: 27 Years

Education: BS. Geology, Duke University, 1984

MS. Hydrogeology, San Jose State University, 1989

Registration Professional Geologist, Puerto Rico

Project Technical Review: Jessica R. Beattie, P.G., ENV SP

Professional Experience: 18 Years

Education: B.A. Geological Science, State University of New York at Geneseo

M. Eng, Environmental Engineering, Stevens Institute of

Technology

Registration: Professional Geologist, Delaware



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Property Description

2.1 Property Location

The main area (northern lot) of the subject property is located at the intersection of Comerio Street (PR-839) and Street 21 under the address 400 Comerio Street in Bayamon, Puerto Rico (population 205,693). The southern lot is listed as 404 Comerio Street. According to the Municipal Revenue Collection Center, both parcels are currently owned by Banco Popular de Puerto Rico and are approximately 0.13 acres in size each. Surrounding properties include various mechanical repair shops and residences. Figure 1 and Figure 2 provide the site location map and site map, respectively.

2.2 Site Conditions and Current Uses

The northern lot includes a concrete paved driveway with two entrances, one on Comerio and one on Street 21. The driveway extends around the facility toward the fuel pump islands and car wash area. An L-shaped metal roof supported by concrete pillars covers this area extending from the main service building structure. All former fuel service dispensers have been removed. The subject property is no longer maintained and contains various debris, such as pallets, cardboard boxes, and general garbage.

The main service structure consists of concrete walls. Since the facility was locked at the time of site reconnaissance, interior observations were made through the windows. The interior consists of a larger central room with a small back room and cashier room. The large room contains a refrigerated area at the back wall, a ceramic tile floor, and a ceiling comprised of acoustic tiling. Old metal posts and sign stands, miscellaneous tubing, and small motor oil containers are currently scattered across the floor. No machinery or furniture is present. All flooring was removed from the cashier room. The facility no longer contains any lighting fixtures and all electric and water services have been disconnected from the station. A base for an electric panel exists on the exterior of the service structure.

The restroom annex consists of a concrete structure having two rooms with ceramic wall tiling. Both restrooms have been stripped of all utilities and plumbing and contain miscellaneous debris on the floors. The car wash annex includes two concrete walls with a metal roof supported by a metal trellis. A concrete driveway with drainage trenches running along and across the structure extends underneath. The general gradient of the platform is to the north. A small storage room exists between the car wash and adjacent residence; however, the room was locked and could not be accessed.

What appeared to be three tank fill ports were observed on the subject property; two on the concrete paved driveway and one in the service structure sidewalk. One monitoring well was observed between the two covered areas and another was observed near the front door to the service station. The fill ports have an "R" or "P" by the cover, possibly indicating regular or premium gasoline. None of the wells or ports have a metal protective covering; one had been



abandoned and filled with concrete. The monitoring wells are covered with plastic well plugs while the three ports are covered with plastic caps. Although there was no obvious signage indicating tank locations, it can be assumed that tanks would exist beneath the fill ports.

Four vaults were also observed in the paved area. Two are open and overgrown by vegetation. One is partially covered by a wood pallet and one is filled with concrete. Two of the vaults are located close to the fill ports. The others are located between the service structure and car wash annex and the restroom and car wash annex. The vault located near the restroom contains three polymerized vinyl chloride (PVC) pipe connections, most likely used to drain storm water. The rest of the vaults have metal pipes, most likely used to house pumps.

Photographs detailing the site reconnaissance are included in Appendix B.

2.3 Past Uses of the Property

The earliest records retained for review include topographic maps for years 1941, 1947, 1950, 1957, 1963, 1969 and 1982 as well as aerial photographs for years 1962, 1967, 1974, 1977, 1993, 1994, and 2003. Google Earth satellite images were also examined for years 2003, 2006, 2012 and 2014. Although the actual construction date of the onsite structures are unknown, it is likely that the subject property has been developed since 1947 as the topographic map from this time displays multiple small buildings alongside PR-839, in the vicinity of the subject property. The onsite building is also shown on the earliest aerial photograph in 1962, although the use of the property cannot be determined from this photograph. However, records indicate that the fuel station has been in operation since the early 1960s and has been managed under the following corporate brands:

- Texaco (1960s-1970s)
- Citgo (2002-2005)
- V.R. Super Service (2008)
- Total Petroleum (2013)

Interviewees from adjacent properties claim that the subject property has remained vacant for approximately seven years. However, UST records obtained from PREQB indicate that the last Certificate of Registry expired in January 2013, while under the Total Petroleum brand. UST information is further discussed in Section 5.4.

2.4 Current and Past Uses of the Surrounding Properties

The surrounding properties are primarily used for light-industrial, commercial and residential purposes. Most of the businesses include mechanical repair and cabinet making shops. Buru Auto Service, a cabinet shop and a residential building are located west, across Comerio Street. Santana Auto Service and HIT Auto Service are situated immediately north, across 21st Street. Carburetors Repair Shop comprises the adjacent property south. Residential buildings are located immediately east of the subject property. Previous uses of these properties are unknown, however, it is understood that the general area has been developed with commercial facilities since the 1940s. A small park, comprised of a pool and baseball field, is located approximately



800 feet east of the subject property. The park is shown to be developed on the 1963 topographic map. The approximately 16-acre Caribbean University Bayamon Campus is located about 750 feet south of the subject property. The center, constructed sometime between 1977 and 1994, includes several large buildings, parking lots and maintained grass cover. A small children's school (Chiquilines Day Care and Preschool) is located approximately 815 feet northwest of the subject property.



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Environmental Setting

3.1 Physical Setting

The subject property is located within a light industrial-use zone approximately five miles south of the Atlantic Ocean and one-half of a mile northwest of the Rio Hondo. The Santa Catalina Ravine, which feeds into the Rio Hondo, is located one-half mile north of the subject property as well. According to the United States Geologic Survey (USGS) 7.5' Digital Elevation Model (DEM) for Bayamon and the EDR Radius Map™ Report, the subject property is situated approximately 108 feet above mean sea level (amsl); topography in the area slopes to the southeast toward the Rio Hondo (see Figure 1).

According to the FEMA online flood map database and EDR report, the subject property is located about one-half mile from 100-year flood zones to the north and south and just over one-half mile from a small National Wetland Inventory area to the northeast (Appendix C).

The physical setting of the subject property includes the small service structure, L-shaped overhang, paved concrete driveway, car wash annex, and restroom annex. Storm water runoff from paved areas may flow to unpaved areas and then infiltrate into soils or follow surface topography and flow southeast toward the Rio Hondo.

3.2 Soil Conditions

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) General Soil Data (STATSGO) and NRCS Soil Data Mart indicate that Urban Land-Vega Alta complex is mapped in the vicinity of the subject property.

The Urban Land-Vega Alta complex soils are defined as well drained, variable to fine grained, clay loam textures with slow infiltration rates, low corrosion potential, and moderate permeability. The soils are derived from fine textured, iron rich coastal plain sediments. The climate associated with this soil type is tropical with average annual rainfall between 75 and 80 inches and an average annual temperature of 75-79 degrees Fahrenheit. These soils have a high water storage capacity and low fertility.

3.3 Geologic Conditions

The geology of the subject property consists primarily of river terrace deposits, sandy clay and gravel-containing cobbles and boulders of volcanic rock and silicified hydrothermally altered rock (USGS 1973). These are expected to be less than 10 meters thick.

3.4 Hydrogeologic Conditions

The North Coast area of Puerto Rico is underlain by limestone aquifers as much as 5,600 feet thick. This highly productive aquifer system consists of two limestone aquifers separated by an intervening confining unit (Olcott 1997).



Based on groundwater measurements taken at the USGS40001045618 Well, located 1 - 1.5 mile north-northwest of the subject property, the water elevation at the subject property is expected to be approximately 19.10 feet below ground surface. The sequence of river terrace deposits beneath the subject property likely contain groundwater and overlie the limestone aquifer. Groundwater in the vicinity of the subject property is expected to flow southeast, drawn toward the Rio Hondo.



User Provided Information

4.1 Environmental Liens or Activity and Use Limitations

CDM Smith retained the services of an environmental research provider to conduct an environmental liens search on the subject property. CDM Smith was unable to locate a title for the property, nor were any environmental liens or activity and use limitations associated with the subject property identified.

4.2 Specialized Knowledge

Neither EPA, nor the Municipality, have specialized knowledge of environmental conditions that currently exist on the subject property. All records reviewed are displayed and described in Section 5.

4.3 Owner and Occupant Information

The subject property is currently owned by Banco Popular de Puerto Rico, a financial services conglomerate. The Municipality plans to acquire the subject property from Banco Popular for use as a municipal parking lot. As discussed in Section 2.3, the property has also operated under Texaco, Citgo, V.R. Super Service and Total Petroleum ownership, however, no further information regarding past uses and owners of the property could be obtained.



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Records Information

5.1 Standard Environmental Records Sources

This section summarizes findings of agency databases that identify facilities that generate, transport, store, or dispose of hazardous materials or wastes on or near the properties, and sites having, or are suspected of having, soil or groundwater contamination that may impact the subject property. The database search report, which provides detailed descriptions of each database, summaries of listed sites, and figures with locations and other pertinent information, is included as Appendix C.

The included "Radius Report" is designed to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and the ASTM International Standard Practice for Environmental Site Assessments (E 1527-13).

The database search report identified 36 sites in the general area that could not be mapped that are listed as "orphan sites" and are not plotted on the EDR maps. CDM Smith reviewed the information provided for the orphan sites and did not identify any as having potential to negatively impact the subject properties. Although all of these orphan sites were included in the Puerto Rico LUST database, most were located either down-gradient or side-gradient relative to the subject property.

It should be noted that although no United States (U.S.) Brownfield Sites were identified in the database search, the subject property is a U.S. Brownfield site and is included in the EPA TBA Program. The TBA Program is designed to help states, tribes, and municipalities minimize the uncertainties of contamination often associated with Brownfields. Under the TBA Program, EPA provides funding and/or technical assistance for environmental assessments at Brownfield sites across the U.S. TBAs supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment.

The following databases were searched to identify possible sites within the search area.

Federal Records

National Priorities List (NPL) (Proposed and Delisted)

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

RCRA Corrective Action Report (CORRACTS)

RCRA Treatment, Storage and Disposal (TSD)

RCRA Large Quantity Generators (LQG)

RCRA Small Quantity Generators (SQG)

RCRA Conditionally Exempt Small Quantity Generators (CESQG)

Federal Institutional Controls/ Engineering Controls Registries

Federal Emergency Response Notification System (ERNS)

FEMA Underground Storage Tank (FEMA UST)

US Clandestine Drug Labs (CDL/ HIST CDL)



US Brownfields

Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9)

CERLCA Lien Information (LIENS 2)

Land Use Control Information System (LUCIS)

Hazardous Material Information Reporting System (HMIRS)

Other Ascertainable Federal Records

RCRA Non-Generators

Department of Transportation, Office of Pipeline Safety Incident and Accident Data (DOT OPS)

Department of Defense Sites (DOD)

Formerly Used Defense Sites (FUDS)

Superfund (CERCLA) Consent Decree (CONSENT)

Record of Decision (ROD)

Uranium Mill Tailings Sites (UMTRA)

Mines Master Index File (MINES)

Toxic Release Inventory System (TRIS)

Toxic Substances Control Act (TSCA)

Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA)/Toxic Substances Control Act (TSCA)

Tracking System

Section 7 Tracking System of the Federal Insecticide, Fungicide and Rodenticide Act (SSTS)

Integrated Compliance Information System (ICIS)

PCB Activity Database (PADS)

Material Licensing Tracking System (MLTS)

Radiation Information Database (RADINFO)

Facility Index System/Facility Registry System (FINDS)

RCRA Administrative Action Tracking System (RAATS)

Biennial Reporting System (BRS)

Potentially Responsible Parties (PRP)

Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)

2020 Corrective Action Program List (2020 COR ACTION)

Aerometric Information Retrieval System Facility Subsystem (US AIRS AFS)

Air Facility System Data (US AIRS MINOR)

Federal and Indian Lands (FEDLAND)

EPA Watch List

Financial Assurance Information (US FIN ASSUR)

Steam-Electric Plan Operation Data (COAL ASH DOE)

PCB Transformer Registration Database (PCB TRANSFORMER)

State Coalition for Remediation of Dry Cleaners (SCRD DRYCLEANERS)

State and Tribal Records

State Hazardous Waste Site (SHWS)

Solid Waste Facility Listing (SWF/LF)

US Brownfields

Underground Storage Tank Facilities (UST)

Indian Reservations

Open Dump Inventory (ODI)

Report on the Status of Open Dumps on Indian Lands (INDIAN ODI)

Underground Storage Tank on Tribal Land (INDIAN UST)

Leaking Underground Storage Tank on Indian Land (INDIAN LUST)

Voluntary Cleanup Priority Listing on Indian Lands (INDIAN VCP)



Other Records

EDR Proprietary Manufactured Gas Plants (EDR MGP)
NJ Manifest
RI Manifest
Oil/Gas Pipelines
Sensitive Receptors
Flood Zone Data
National Wetlands Inventory (NWI)
Scanned Digital USGS 7.5 Feet Topographic Map

Two LUST sites were identified within a half-mile of the subject property and are displayed in the table below. It is not known if these sites remain active, however, both properties are located side-gradient relative to the subject property and, as such, are not recognized as RECs.

Site	Address	Direction/ Distance
Gulf #113	Ave Betances & Calle (unknown)	W 0.191 miles
Gulf #001	Calle Marginal Forest Hills	ESE 0.315 miles

In addition, one RCRA-Non Generator site (Esso Standard Oil) was identified 0.055 miles north northeast of the subject property at Calle Comercio 308, Bayamon, Puerto Rico. The RCRA NonGen database is the EPA's comprehensive information system, providing access to data supporting RCRA of 1976 and the Hazardous and Solid Waste Amendments of 1984, which includes selective information on which sites generate, transport, store, treat, and/or dispose of hazardous waste as defined by the RCRA. RCRA Non Generators, however, do not presently generate hazardous waste. This site is not listed on other databases indicative of a release to the environment and is also down-gradient of the subject property. Therefore, this site is not recognized as a REC.

5.2 US Environmental Protection Agency Records

CDM Smith reviewed the U.S. EPA Envirofacts Online Database (Envirofacts). The Envirofacts Multisystem Query integrates information from a variety of databases and provides information about facilities that are required to report activity to a state or federal system. This system allows users to retrieve information regarding hazardous waste (including the Biennial Report), toxic and air releases, Superfund sites, and water discharge permits. CDM Smith performed a Multisystem Query searching for zip code 00960. Only one facility, Caribbean University, was identified as being within the vicinity of the subject area. This facility is listed under the RCRAInfo database as a CESQG with Handler Identification code PR0000591677. No further information was available for review.

CDM Smith also submitted a Freedom of Information Act (FOIA) request to EPA on April 1, 2015 in order to obtain additional records pertaining to the subject property. Results were received on May 27, 2015 which indicated several additional RCRA sites on Comerio Avenue, near the subject property. Although these properties include "Comerio" in the address it was found through further review of the Envirofacts database that these sites are located in different zip codes, not in the vicinity of the Site, and therefore do not have the potential to impact the subject property. The results of the FOIA request are included in Appendix A.



5.3 Property Records

Title and property records were not provided by EDR or the current property owner and were therefore not reviewed for the subject property.

5.4 Puerto Rico Environmental Quality Board

On May 11, 2015, CDM Smith performed an environmental search on the subject property within PREQB UST record files. Although no information on facility ownership was provided, it was found that the fuel station on the subject property most recently operated under the Total Petroleum Corporation brand (station number 304111). The last Certificate of Registry for the station expired in January 2013. A Cathodic Protection Survey report from 1987 stated that the station had a 12,000 gallon steel UST. Another report from April 2002 claimed that the tank satisfied the National Association of Corrosion Engineers (NACE) criteria for protection. However, the fuel station was also shown to be listed in the Puerto Rico LUST database (identification code 910074). No records were available detailing the reason the site was listed on the LUST database. No closure reports were available for review as well. CDM Smith was not given access to obtain copies of these reports.



History

6.1 Historical Use of the Subject Property and Adjoining Properties

The history of the subject property was determined based on review of historical aerial photographs, topographic maps, and interviews.

6.1.1 Aerial Photographs

CDM Smith reviewed aerial photographs provided by EDR for the years 1962, 1967, 1974, 1977, 1994, 1994, and 2003 (1 inch = 500 feet). Satellite images were also reviewed for years 2003, 2006, 2012 and 2014 using Google Earth. Copies of the aerial photographs are provided in Appendix D. A description of each reviewed aerial and satellite image is provided below.

1962 Aerial Photograph

This aerial photograph has poor clarity making it difficult to review. A building, likely the main service structure, is visible on the subject property, but no detailed characteristics can be discerned. The surrounding area appears highly developed with similar small buildings. The area comprising the current Caribbean University campus just south of the subject property appears to be vacant.

1967 Aerial Photograph

The main service structure was present near the center of the subject property in 1967. The L-shaped covered area, restroom annex and carwash annex had not yet been constructed. A large truck, or trailer, was located on the northeast side of the building. The southern lot that currently comprises the subject property was developed with a large rectangular building, with an unknown purpose. The property currently containing Caribbean University appears to have undergone limited development, with small commercial buildings on its western edge. All other development had remained unchanged since the 1962 photograph.

1974 Aerial Photograph

The subject property and surrounding area remained unchanged from the 1967 aerial photograph.

1977 Aerial Photograph

Although this photograph also has poor quality, it does not appear that the area had changed considerably since the 1967 photograph.

1994 Aerial Photograph

The subject property had been improved with the L-shaped covering presently observed indicating that this facility was being used as a fuel station in 1994. The large rectangular building within the southern portion of the subject property had been removed and replaced with a small square shaped structure facing Comerio Street. The purpose of this building is unknown. A park containing a baseball field had been developed to the southeast. Several large buildings on the



Caribbean University campus had been constructed in the center and northwest corner of the property. No parking lots had been developed as the facility still consisted primarily of open space with grass cover. A large sporting complex had also been developed west of the subject property, equipped with one large building and several volleyball courts, tennis courts, and parking lots.

2003 Aerial Photograph

This aerial photograph has poor clarity making it impossible to formulate sound observations.

2003 Google Earth Satellite Image

In this satellite image, the restroom annex can be observed just south of the service structure. The carwash annex can also be observed in the eastern portion of the subject property southern lot. Cars are visible on the paved areas in both lots. All other structures in the southern lot had been removed. Surrounding property development remained largely the same.

2006 Google Earth Satellite Image

Both the subject property and surrounding properties had not changed considerably since the 2003 satellite image. No vehicles were present on the subject property, which may indicate that it was vacant at the time.

2012 Google Earth Satellite Image

Although the subject and adjacent properties had not changed significantly, vehicles and a large truck were present throughout the fuel station.

2014 Google Earth Satellite Image

Both the subject property and surrounding properties had not changed considerably since the 2012 satellite image, however, vehicles were no longer present on the fuel station.

6.1.2 Historic Topographic Maps

CDM Smith reviewed the following historic topographic maps provided by EDR: Bayamon, Puerto Rico 7.5-Minute topographic maps for the years 1941 and 1947 (scale 1:30,000), 1950 (scale 1:10,000), 1957, 1963, 1969, and 1982 (scale 1:20,000). Copies of the historic topographic maps are provided in Appendix E. The scale at which these maps are set prevents the viewer from making any concrete property characterizations. However, some observations may be made regarding the area surrounding the current location of the subject property.

The 1941 through 1950 7.5-Minute topographic maps show that development had likely occurred on the subject property, with gradually increasing development in surrounding areas. During this time period, PR-9 (now PR-839) intersected with PR-2, an area of increased development. The topographic map shows many small buildings in existence on either side of PR-9, in the area where the subject property is currently located. In addition, a small airport was situated near the intersection of PR-9 with PR-2, north of the subject property.

The 1957 7.5-Minute topographic map does not show specific signs of development at the subject property, however, PR-9 had been renamed to PR-839. PR-167 had also been constructed to the west and a grid-like network of streets existed between the two interstate routes. This area was designated as "Forest Hills". The nearby airport no longer existed. Several schools and churches had since been constructed.



The 1963 and 1969 7.5-Minute topographic maps show increased development around the subject property through additional street and building construction.

The building on the subject property is not shown on the 1982 7.5-Minute topographic map, but the general vicinity of the subject property was significantly developed at this time.

6.1.3 Sanborn Fire Insurance Maps and Other Historic Maps

Sanborn maps constitute a database of prior site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful for determining the previous uses of a property. Sanborn maps often contain information relating to uses of individual structures, location of certain fuel storage tanks, chemical storage tanks, or both, and storage of other potentially toxic substances. Sanborn maps begin their coverage in 1846 and continue through the present.

CDM Smith retained the services of EDR to conduct a search for Sanborn Maps for the subject property, however, no Sanborn maps depicting the subject property were identified.

6.1.4 Interviews

CDM Smith interviewed the following individuals during the Phase I ESA site reconnaissance:

- Justiniano Sanchez, owner of Buru Auto Service
- Carlos Rosario, owner of a local mechanic shop and father of a former subject property lessee

The interviews with Mr. Sanchez and Mr. Rosario confirmed that the subject property was used as a fuel station, with a retail market and car wash, for approximately 30 to 40 years and has been closed for the last 7 years. Carlos Rosario Jr., son of Mr. Rosario, did not respond to several contact attempts made by CDM Smith. According to Mr. Rosario, the Gas Station has two USTs; one was for regular gasoline and one for premium. Mr. Rosario further stated that one of the tanks was tested for leaks approximately one year prior to the interview and passed inspection. Mr. Justiniano did not have any recollection of tank removal on the subject property after closing and could not recall any previous environmental issue concerning the former fuel station.

6.2 Raw Materials, Finished Products, Formulations and Hazardous Substances

The subject property was previously used as a commercial fuel service station containing gasoline and likely other fuel oil products. No further information is available on the specific materials used at the subject property.

6.3 Production Processes

CDM Smith did not identify records that would indicate production activities at the subject property.



6.4 Permits and Violations

CDM Smith did not identify outstanding permits for the subject property.

6.5 Discharges and Remedial Activity

Information obtained from interviewees and PREQB indicate that a 12,000-gallon UST and an additional UST of unknown capacity exist on the subject property. PREQB records also show that the subject property is listed under the Puerto Rico LUST database, although no reports detailing the leak were identified. In addition, a report from April 2002 claimed that the tank satisfied the NACE criteria for protection. The subject property was not identified on any databases reviewed by EDR or on the EPA Envirofacts database. Nevertheless, closure reports are not available for these tanks, leading to the assumption that they still exist on the subject property, potentially leaking fuel products into subsurface soil and groundwater.



Site Reconnaissance

7.1 Methodology and Limiting Conditions

Michael Valentino and Frances Delano of CDM Smith conducted a brief site reconnaissance on March 7, 2015 to locate the subject property and identify potential interviewees. A follow-up reconnaissance was conducted on July 30, 2015. CDM Smith was able to access the grounds surrounding the main service structure, however, the service structure itself was locked with no access to the inside. Interior photographs were taken through the windows of the building. Site photographs taken at the time of the reconnaissance are provided in **Appendix B**.

7.2 General Site Setting

The subject property is located within a light industrial-use zone approximately five miles south of the Atlantic Ocean and one-half of a mile northwest of the Rio Hondo. The Santa Catalina Ravine, which feeds into the Rio Hondo, is located one-half mile north of the subject property as well. According to the USGS 7.5' DEM for *Bayamon*, the subject property is situated approximately 108 feet amsl. The topography of the subject property generally slopes to the north.

The surrounding properties primarily serve as mechanical shops. Such businesses include Buru Auto Service, Santana Auto Service, HIT Auto Service and Carburetors Repair Shop. A small park, comprised of a pool and baseball field, is located approximately 800 feet east of the subject property. The approximately 16-acre Caribbean University Bayamon Campus is located about 750 feet south of the subject property. A small children's school (Chiquilines Day Care and Preschool) is located approximately 815 feet northwest of the subject property.

7.3 Interior Observations

7.3.1 Asbestos-Containing Materials

The manufacture of most asbestos-containing material (ACM) was banned in 1979. Prior to this time, asbestos was a common constituent of numerous building materials such as floor and ceiling tiles, mastic, caulking, pipe insulation, window glazing, roofing materials, and exterior siding.

Although no suspected ACM were specifically observed during CDM Smith's reconnaissance, the age of the floor and ceiling tiles within the main service structure are unknown and could contain ACM, especially since the building itself was constructed in the early 1960s or potentially before. The small back room and cashier room could not be adequately assessed. It is unknown if any window caulk or pipe insulation exist within this structure. The bathroom annex include ceramic wall tiles. The age of this structure is also unknown, but the mastic for the ceramic tile within could contain ACM if installed prior to 1979. No suspected ACM were observed in the car wash annex as this structure consists of concrete walls, a metal roof supported by a metal trellis and a concrete driveway. CDM Smith could not gain access to the small storage room between the fuel station and adjacent residence to the east. It is unknown if ACM is present within this structure.



7.3.2 Polychlorinated Biphenyls

Prior to 1979, polychlorinated biphenyl (PCB) containing oils were commonly used in transformers and fluorescent light ballasts, after which time this use was banned. All lighting and electrical panels have been removed from the subject property and, therefore, PCBs are not expected to be present.

7.3.3 Lead-Based Paint

Since 1977, the Consumer Products Safety Commission has limited the lead content in most paint to 0.06 percent. Prior to this time, paint commonly contained higher concentrations of lead. Common renovation activities including sanding and cutting, and demolition can create hazardous dust and chips that, if containing lead, could be harmful to adults and children. In an effort to protect against risk, on April 22, 2008, EPA issued a rule requiring the use of lead safe practices and other actions geared toward preventing lead poisoning. Under this rule, effective April 22, 2010, contractors performing renovation, repair, and painting projects that disturb LBP structures built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Since the structure was built prior to 1977, LBP was potentially used. As such, materials removed from the properties as part of property redevelopment should be characterized for lead prior to handling and disposal.

7.3.4 Radon

Radon is a radioactive gas that comes from the natural decay of uranium and radium that is found in nearly all soils. Radon moves through the ground and into the air around and into structures through cracks and holes in the foundation. Radon levels in Puerto Rico are generally low due to a combination of lower levels in soils and the typically open style of housing.

Because Puerto Rico has generally low levels of radon, the presence of radon is unlikely to be a potential environmental concern at the subject property. Furthermore, no major cracks were observed in the concrete floor.

7.3.5 Floor Drains and Sumps

The paved area on the northern portion of the property appeared to drain towards the northeast corner of the lot. A floor drain was observed outside the entrance of the service structure between the structure and the two gas pump islands. In the car wash area, several trench drains were observed. On the southern portion of the lot there were no obvious drains observed. In addition, one of the vaults in the northern portion of the subject property contained three PVC pipes, most likely used to drain storm water. Note that CDM Smith did not have access to the interior of the main service structure during site reconnaissance, so there is a potential that additional floor drains may be present in those areas.

7.4 Hazardous Substances

The subject property is currently vacant. No hazardous substances were observed at the subject property, however, full access to the service structure interior was not obtained by CDM Smith



during site reconnaissance. In addition, it is unknown if petroleum products remain in tanks believed to be situated in the subsurface in the vicinity of the former fuel islands and fill ports.

7.5 Potable Water Sources

At one time, the subject property was likely connected to the municipal water system, however, it is known that the station currently does not have any water service connection. No potable water wells or evidence of an alternate water source were observed on the subject property. The adjacent residential and commercial properties are connected to a public water system.

7.6 Wastewater and Stormwater

A likely stormwater drain was observed in the vicinity of the large covered concrete driveway area near the service structure and the former pump islands. Trench drains were also observed in the car wash annex, which were likely used to collect wash water during active car wash operations. It is not known if either of these drains are connected to the municipal sewer system. No evidence of a septic system was observed at the subject property; however, septic systems are not common in Bayamon. Wastewater connections have likely been disengaged as all utilities within the restroom annex have been removed. The adjacent residential and commercial properties are connected to the municipal sewer system.

7.7 Tanks/Containers

CDM Smith did not observe any tanks or containers within the subject property; however two fill ports were observed in the area of the fuel dispenser islands. The designations for regular and premium gasoline were present near the ports which is consistent with statements by Mr. Information obtained from PREQB and interviewees indicate that a 12,000-gallon steel UST and an additional UST of unknown capacity exist on the subject property. Neither Mr. Rosario nor Mr. Justiniano have any recollection of tanks being removed from the subject property. Furthermore, PREQB records show that the subject property is associated with LUST identification code 910074.

7.8 Air Quality/Air Emissions

There is currently no onsite activity that generates air emissions.

7.9 Non-Hazardous Waste

Debris, including pallets, cardboard boxes, and general garbage was observed throughout the subject property.

7.10 Fill

Based on visual inspection, and a review of aerial photographs and topographic maps, it is not expected that fill was used at the subject property.



7.11 Wetlands and Floodplains

According to the FEMA online flood map database and EDR report, the subject property is located about one-half mile from 100-year flood zones to the north and south and just over one-half mile from a small National Wetland Inventory area to the northeast (**Appendix C**).

7.12 Staining

No obvious stains were observed on the grounds outside of the main service structure. Staining attributed to a small (approximately one quart) motor oil container, however, was observed on the tile floor within the main room of this building.

7.13 Use of Herbicides and Pesticides

No herbicides or pesticides were observed on the subject property during CDM Smith's site visit. There is no information available on whether herbicides and pesticides were historically used during fuel station operation.

7.14 Debris Piles

CDM Smith observed small debris piles, generally containing trash, within and outside of the restroom annex as well as within the drainage areas inside the car wash annex.

7.15 Fiberglass

CDM Smith did not observe fiberglass containing materials during the site reconnaissance nor is fiberglass suspected to have been used at the subject property in the past.

7.16 Radioactive Sources

No radioactive sources were observed on or near the subject property during CDM Smith's site visit. It is not suspected that such materials would have been dumped on the property in the past.

7.17 Mold

No evidence of mold was observed on or near the subject property during CDM Smith's site visit.



Section 8

Conclusions and Recommendations

CDM Smith completed this Phase I ESA of the subject property on behalf of EPA as a TBA for the Municipality of Bayamon. This Phase I ESA was completed in conformance with the scope and requirements of EPA's AAI Rule and ASTM International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13. No exceptions to or deletions from this practice were taken.

CDM Smith found that no Sanborn maps exist for the subject property. In addition, no city directory, title information, or building permit search could be performed by EDR, although the Municipality was able to provide parcel information. CDM Smith was provided access to the subject property to conduct site reconnaissance on July 30, 2015, however, the main service structure was locked and the interior inaccessible. Inspection of the interior of the building was performed by taking photographs through the windows, although the entire interior could not be observed. A small storage building was also locked and no inspection occurred. It is CDM Smith's professional opinion that subject property structure inaccessibility is a significant data gap limiting the ability of the environmental professional to fully identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, or controlled substances (as defined in 21 U.S.C. 802) on, at, in or to the subject property. All structures on the subject property need to be visually observed and assessed prior to development.

Furthermore, additional sites were identified as listings in agency databases, but due to inadequate or poor address information, they could not be mapped. However, none of these sites are suspected to have impacted the subject property.

8.1 Conclusions

The subject property is an abandoned former fuel service station comprised of two parcels (the north [parcel 085-054-112-22] and south [parcel 085-054-112-34-901] lots) approximately 0.13 acres in size each. While active, the station provided fossil fuel products, car washing services, and convenience store goods to residential and commercial consumers. The Municipality of Bayamon plans to acquire the subject property from the current owner, Banco Popular de Puerto Rico, for use as a municipal parking lot.

The fuel station has formerly operated under the Texaco (1960s-1970s), Citgo (2002-2005), V.R. Super Service (2008) and Total Petroleum (2013) fuel station brands. Despite the last certificate of registry expiring in January 2013, the subject property has remained vacant for approximately 7 years. The northern lot includes a concrete paved driveway which extends around the facility toward the fuel pump islands and car wash area. An L-shaped metal roof supported by concrete pillars covers this area, extending from the main service structure. All former fuel service dispensers have been removed from the property. The southern lot contains a restroom and car



wash annex and a large area paved with concrete. The subject property is no longer maintained and contains various debris, such as pallets, cardboard boxes, and general garbage.

The subject property currently does not have active electric, water, or sewer service. It is located in an area zoned "light-industrial", surrounded primarily by mechanical repair shops and low to moderate income residential properties.

Based on CDM Smith's review of file information, databases, historic records review, and the site reconnaissance, the following RECs are identified:

REC 1 – Historic Operations: Since the subject property operated for over 40 years as a fuel service station with a small car wash facility, it is considered likely that oils, lubricants, solvents, hydraulic fluids, detergents, degreasers, petroleum products and other automobile fluids, which may include hazardous substances, were discharged on the property potentially impacting soil and groundwater.

REC 2 – USTs, Associated Piping and Dispensers: Information obtained from interviewees and the PREQB indicate that a 12,000 gallon steel UST and an additional UST of unknown capacity exist on the subject property. Documents identifying the age and contents of the USTs, such as tank registrations, were not identified; however, given the nature of historic operations and the presence of fill ports, it is assumed that they contain fuel products. A site interviewee claimed that the tanks were used to store regular and premium grade gasoline, which agrees with the designations identified near the fuel fill ports at the site. PREQB records also show that the subject property is listed in the Puerto Rico LUST database with identification code 910074. Records detailing the reason for inclusion in the database were not identified. Since neither records detailing remedial activities to address the LUST nor Closure Reports were available for these tanks, it is assumed that the USTs still remain onsite, and have impacted subsurface soil and groundwater. In addition, given the potential age of the associated piping and appurtenances the LUST may have been associated with these portions of the fueling system.

REC 3 – Stormwater Drain: A stormwater drain was observed exterior to the service structure, within 10 feet of the former fuel pumps. Although it is likely that this drain was connected to the municipal sewer system, any spill occurring throughout active fuel station operations could have discharged into the drain to an unknown location.

The following potential RECs were also observed by CDM Smith:

- Inaccessible Storage Room: A small storage room exists between the car wash and adjacent residence; however, the room was locked and could not be accessed during the time of reconnaissance.
- **Car Wash Trenches:** Several trench drains were observed in the car wash area, most likely used to collect wash water from the car wash, rather than stormwater runoff. The point of discharge could not be confirmed during the site reconnaissance. Therefore, it is unknown whether oils, solvents, detergents, or other automobile fluids discharged to the municipal sewer system or another unidentified location during active facility operations.



- Staining: A small (approximately one quart) "Citgo" motor oil container was observed within the main service structure with some associated staining on the ceramic tile floor. Although no breaks in the tile floor and underlying concrete slab appear to exist in the immediate vicinity of the stain, CDM Smith was not provided access to the interior of this building and it is unknown whether additional staining or breaks in the concrete flooring exist. The specific contents of the overturned motor oil container could also not be determined.
- Adjacent Property Operations: Mechanical repair and cabinet making shops are located west-northwest of the subject property. Although the history of these properties is not known, it is understood that the area has been commercially developed since the 1940s. In addition, these facilities are located directly upgradient, relative to the subject property, as groundwater is expected to flow southeast, drawn toward the Rio Hondo. There are no documented "spills" on these surrounding properties; however, there is a potential for a release on those sites to impact the subject property.
- Asbestos-Containing Material: Although no suspected ACM were specifically observed during CDM Smith's reconnaissance, given the age of the main service building, ACMs may be present in floor and ceiling tiles. It is unknown if any window caulk or pipe insulation exist within this structure as access was not provided to the interior. The bathroom annex included ceramic wall tiles. The age of the restroom annex is also unknown, however, ACM could be contained within the ceramic wall tiles if constructed prior to 1979. It is unknown if ACM is present within the small locked storage structure located between the fuel station and adjacent eastern residence as well.
- **Lead-Based Paint**: Since the main service structure was built prior to 1977, LBP was potentially used. If this was used at the subject property, there is a significant potential that LBP and/or paint dust may be present within the building and may have impacted soil surrounding the building. The age of the bathroom and car wash annex are also unknown. Satellite imagery shows these structures present in 2003, however, aerial photograph coverage between the years 1967 and 1994 is relatively poor, making the exact date of construction impossible to accurately determine. LBP could also be present within these structures if built prior to 1977.

8.2 Recommendations

Based on the results of the Phase I ESA, CDM Smith recommends the following actions:

- Obtain full, unconditional access to all structures on the subject property to perform a complete inspection. Interior inspections of all onsite structures is necessary to determine any potential impacts that may exist.
- A geophysical survey should be conducted to confirm the presence and locations of USTs, associated piping, and any other previously unidentified feature within the subject property.
- Surface and subsurface soil sampling should be conducted in the vicinity of the former fuel pumps and any detected USTs and piping to determine if soils have been impacted by



historic operations on the subject property. Groundwater sampling should also be conducted to determine current groundwater quality. Analysis for full Target Compound List organics (volatile organic compounds, semi-volatile organic compounds, polychlorinated biphenyls and pesticides) and total petroleum hydrocarbons should be conducted. Exact numbers and locations of samples, procedures, and analytical requirements would be defined in a site-specific quality assurance project plan.

- Based on the results of the subsurface soil and groundwater investigation, the need for a
 vapor intrusion evaluation should be assessed. Currently, the intended future use of the site
 is as a parking lot; however, if this use changes and structures are planned for the site,
 vapor intrusion may become an issue that warrants further investigation.
- Additional investigation and screening using a photoionization detector should be performed to further characterize staining observed within the main service structure and to determine if subsurface sampling is necessary.
- The car wash trench drains and stormwater drain near the former pump islands should be further investigated to determine if these drains lead into the municipal network or discharge to another location.
- Asbestos and LBP surveys should be conducted to confirm the presence or absence of these hazardous substances on the subject property, and if subsequent action is necessary to prevent continued migration either by wind or runoff. Additional characterization should be conducted in the event that remaining building material and debris are to be demolished or removed, or any development is to be undertaken within portions of the subject property. Any materials containing asbestos or finished with LBP should be disposed of in accordance with applicable regulations.
- Based on historic operations at the subject property, concern for exposure could exist during future earthwork and health and safety precautions should be considered. Construction worker and subject property worker use scenarios should be considered during any redevelopment plan. It is recommended that the owner/developer enlist a professional engineer to develop a health and safety plan, construction contingency plans, and a soils management plan in order to safely and appropriately remove (or control) potentially impacted materials. Salvageable materials should be reused or recycled, if possible, before disposal.



Section 9

References

9.1 Published Sources

Olcott, P. G. 1997. Ground Water Atlas of the United States – Segment 13 Alaska, Hawaii, Puerto Rico and the U.S. Virgin Islands. Hydrologic Investigations Atlas 730-N, U.S. Geological Survey, Reston, Virginia.

USDA. 2008. Accessed on 6/30/2015. http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

U.S. Geological Survey (USGS). 1973. Geologic Map of the Bayamon quadrangle, Puerto Rico. Accessed 7/29/2015. http://pubs.usgs.gov/imap/0751/plate-1.pdf

9.2 Personal Communications

Interviews were conducted with the following individuals:

- Justiniano Sanchez, owner of Buru Auto Service
- Carlos Rosario, owner of a local mechanic shop and father of a former subject property lessee

9.3 Other Sources

Aerial photographs provided by Environmental Data Resources, Inc. Milford Connecticut. (1962, 1967, 1974, 1977, 1994 and 2003).

Satellite images obtained from Google Earth (2003, 2006, 2012, and 2014).

EPA Envirofacts facility information available at http://oaspub.epa.gov.

Federal and State database search conducted by Environmental Data Resources Inc., Milford, Connecticut. April 2, 2015.

Federal Emergency Management Agency (FEMA). 2011. Accessed on 7/30/2015. https://msc.fema.gov/portal/

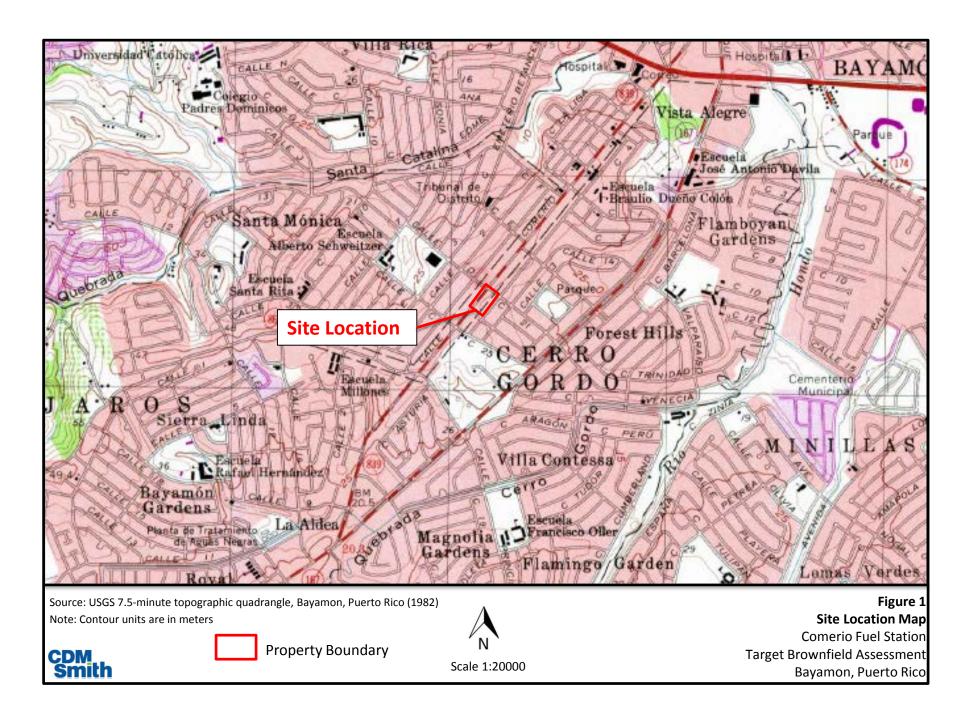
Historical topographic maps provided by Environmental Data Resources, Inc. Milford Connecticut. Bayamon, Puerto Rico Quadrangle, 7.5-minute series. (1941, 1947, 1950, 1957, 1963, 1969, and 1982).



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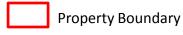


Figures





CDM Smith



N

Site Map
Comerio Fuel Station
Target Brownfield Assessment
Bayamon, Puerto Rico

Scale: 1" = 60'

Appendices

Appendix A

Background Information



Environmental Protection Agency



U.S. EPA Region 2 290 Broadway, 26th Fl New York, NY 10007-1866

Nick Mazziotta CDM Smith 14 Wall Street Suite 1702 New York, NY 10005

May 20, 2015

Dear Nick Mazziotta,

EPA-R2-2015-005741 has been processed with the following final disposition: Full grant. Appropriate program files were searched in response to your FOIA request. Enclosed you will find records located.

This is not a denial of any records, but, if you consider it to be one, you may submit your appeal to the National Freedom of Information Officer, U.S. EPA, FOIA and Privacy Branch, 1200 Pennsylvania Avenue, N.W. (2822T), Washington, DC 20460 (U.S. Postal Service Only), E-mail: FOIA_HQ@epa.gov; Only items mailed through the United States Postal Service may be delivered to 1200 Pennsylvania Avenue, NW.If you are submitting your appeal via hand delivery, courier service or overnight delivery, you must address your correspondence to 1301 Constitution Avenue, N.W., Room 6416J, Washington, DC 20001. Your appeal must be made in writing, and it must be submitted no later than 30 calendar days from the date of this letter. The Agency will not consider appeals received after the 30 calendar day limit. The appeal letter should include the case file number listed above. For quickest possible handling, the appeal letter and its envelope should be marked "Freedom of Information Act Appeal."

This concludes EPA Region 2 response.

Respectfully,

/s/

Mary Mears

Acting Director Public Affairs and Chief Public Outreach Branch

U.S. EPA Region 2 (NJ, NY, PR, the US VI and eight Indian Nations)

Environmental Protection Agency Internet Information

EPA Region 2

While Freedom of Information Act (FOIA) requests will be honored by directly writing to Region 2, EPA provides an increasing amount of environmental media information, and other Regional activities via Internet at http://www.epa.gov.

Region 2 has provided a FOIA Web site http://www.epa.gov/region02/foia/ with several online databases from which the environmental information can be retrieved.

• "Frequently FOIAed Files" Web site http://www.epa.gov/region02/foia/fff.htm covers RCRA and many other media Programs. Through this Web site, you can learn about each media Program, associated databases, and special points of interest. In particular, the ability to "directly download" all of the most commonly requested Region 2 Export Files (.xls) and Reports (.pdf) - all compressed for quicker downloading.

EPA Region 2 has established a **list of contaminated facilities** that are a high priority for cleanup in New York, New Jersey, Puerto Rico and the U.S. Virgin Islands. You can view each facility fact sheet at http://www.epa.gov/region02/cleanup/sites/

EPA- Headquarters

- Envirofacts Data Warehouse Web site http://www.epa.gov/enviro/index.html is a one-stop source to the environmental information. This Web site provides access to several EPA databases with information about environmental activities that may affect air, water and land anywhere in the United States.
- "My Environment" Web site http://www.epa.gov/myenvironment is a powerful tool that provides a wide range of federal, state and local information about environmental conditions and futures in an area of your choice.
- The Enforcement and Compliance History Online (ECHO) Web site http://www.epa.gov/echo/ provides a list of all inspections and enforcement under most of the environmental statutes.
- Right-To-Know Network (RTK Net), a non-EPA Web site http://www.rtknet.org/ on-line query engine provides free access to numerous databases and resources on environment.
- National Biennial RCRA Hazardous Waste Report Web site
 http://www.epa.gov/epaoswer/hazwaste/data/biennialreport/index.htm provides documents and data on hazardous waste reports.
- Conditionally Exempt Small Quantity Generators Web site
 http://www.epa.gov/osw/hazard/generation/cesqg.htm provides information on Conditionally Exempt Small Quantity Generators.

FOIA Request No. EPA-R2-2015-005741

We are enclosing copies of RCRA handler reports for sites that are located on Comerio Street; Santa Cruz Street, and Esteban Padilla Street in Bayamon, PR. Please review the reports and advise us if there are any facilities you may need further information. You can indicate which sites you are interested in, by placing an asterisk next to the EPA Identification Number(s) and then send the information by e-mail to abrines.david@epa.gov. Please reference the above FOI Request Number in the subject area of your e-mail.

Sites on Comerio St./Ave., Bayamon, PR

Report run on: May 12, 2015 12:35 PM

RCRARep Handler List - 3 liner

			, , , , , , , , , , , , , , , , , , , ,
Name/ID/Dist Location Address	Contact Information	Receipt Date	Regulated Activities
BAYAMON IRON WORKS	JOSE ANGULO (787)797-8885	01/01/08-Imp	
PRO007001498 CARR BAYAMON A COMERIO	PO BOX 4019	01/08/97-Not	
BAYAMON PR 00958	BAYAMON PR 00958		
CARIBBEAN PETROLEUM LP SS GULF 426		01/01/08-Imp	
PRR000007815 AVE COMERIO STATE RD 167 &	PO BOX 364049	10/29/97-Not	
BAYAMON PR 00961	SAN JUAN PR 00936-4049		
ESSO STANDARD OIL CO - PR CO-466		01/01/08-Imp	
PRR000000489 AVE COMERIO ESQ 801 RIO HONDO	AVE COMERIO ESQ 801 RIO HONDO	04/20/95-Not	
BAYAMON PR 00950	BAYAMON PR 00950		
KMART #7570	SCOTT DEMUTH (847)286-7199	01/01/08-Imp	
PRR000008375 PLAZA RIO HONDO & COMERIO AVE	3333 BEVERLY RD - A2-238A	12/13/05-Not	
BAYAMON PR 00961	HOFFMAN ESTATES IL 60179		
KODAK RAHOLA INC - PACE MEMBERSHIP WHSE		01/01/08-Imp	
PRD987381613 COMERIO AVE RD 167	PO BOX 3618	04/15/93-Not	
BAYAMON PR 00959	CAROLINA PR 00984		
SAMS CLUB #6680	JUSTIN WILSON (479)204-3517	11/03/14-Not	SG
PRR000012971 PLAZA DEL PARQUE	PO BOX 8041	12/14/00-Not	
BAYAMON PR 00961	BENTONVILLE AR 72712-8041		
SHELL CO PR LTD SS 2577 SAN FERNANDO		01/01/08-Imp	
PRR000005975 COMERIO ST & HERMANAS DAVILAS		03/20/97-Not	
BAYAMON PR 00610	SAN JUAN PR 00936-6697		
SHELL CO PR LTD SS 3794 COMERIO		01/01/08-Imp	
PRR000006122 COMERIO AVE & ST 31 CORNER OF		03/20/97-Not	
BAYAMON PR 00619	SAN JUAN PR 00936-6697		
WALGREENS 235		01/01/08-Imp	•
PRR000003137 PLZ RIO HONDO DE DIEGO EXPWY	PLZ RIO HONDO DE DIEGO EXPWY	05/30/96-Not	
BAYAMON PR 00961	BAYAMON PR 00961		

Sites on Santa Cruz, Bayamon, PR

RCRARep Handler List - 3 liner		Report run on: May	12, 2015 2:05 PM
Name/ID/Dist Location Address	Contact Information	Receipt Date R	egulated Activities
HOSPITAL SAN PABLO PRD987379070 CALLE SANTA CRUZ 70 BAYAMON PR 00960-6036	COSME TORRES (787)740-4747 PO BOX 236 BAYAMON PR 00960-6036	01/01/08-Imp 01/14/92-Not	CG
RODAK RAHOLA INC PRD987373818 MARGINAL ST E 9 URB SANTA CRUZ BAYAMON PR 00619	GPO BOX 2469 SAN JUAN PR 00936	01/01/08-Imp 01/09/91-Not	
SAN PABLO PATHOLOGY GROUP PRD987367612 SANTA CRUZ ST 68 TORRE SAN PAB BAYAMON PR 00619	PO BOX 305 BAYAMON PR 00621	01/01/08-Imp 02/05/90-Not	
TEXACO SANTA CRUZ PRO008006520 RD 2 SANTA CRUZ ST BAYAMON PR 00961	RD 2 SANTA CRUZ ST BAYAMON PR 00961	01/01/08-Imp 07/16/97-Not	
TOTAL PETROLEUM PUERTO RICO CORP-SERVICE PRR000022863 CALLE SANTA CRUZ #25 BAYAMON PR 00956	MARLA Y RIVERA (787)749-7794 PO BOX 362916 SAN JUAN PR 00936-2916	07/01/10-Not (CG

Two sites on Esteban Padilla St.,Bayamon

RCRARep Handler List - 3 liner		Report run on: May 12, 2015 2:10 PM		
Name/ID/Dist Location Address	Contact Information	Receipt Date Regulated Activities		
BOUTIQUE CLEANERS PRN008008799 62 SANTA ROSA BAYAMON PR 00959	UNK UNK 62 SANTA ROSA BAYAMON PR 00959	01/01/08-Imp 08/14/00-Not		
PRASA BAYAMON JUDICIAL CTR PRD987381704 STATE RD 2 KM 10.5 COR TO BAYAMON PR 00960	CALL BOX 60 619 BAYAMON PR 00960	01/01/08-Imp 05/14/93-Not		



Advanced Searches



Select the options with which to search: All searches are based on an and condition. Hint								
Basic Wildcard					r / Ope	erator		
Handler ID:	Handler Name:							
Location Street Number:	Location S Name:	Location Street Name:						
Location . City: BAYAMON	Location State: P	UERTO RICO	~	Location Zip:				
Location County: Select	State District:							
Check this box to search on active sites only.	☐ Click IDs.	this box to also Sea	arch Other	Click to		o do a hist	orical	
Search Reset Form Back to Main Menu								
Page: 1								
There are 2 records, displaying 1 - 2. Select the handler to process.								
Act Loc ▲ Handler ID ▼ ▲ Handler Name ▼	▲ Address ¥	A City ¥	A State	▲ County ¥	Active Status	In a Universe	Controls in Place	
STATION S	RD 2 SANTA CRUST ST CORNER	BAYAMON	PR	BAYAMON		N	N	
2 PR PRO008006520 TEXACO SANTA CRUZ	RD 2 SANTA CRUZ ST	BAYAMON	PR	BAYAMON		N	N	
	Page:	1					e Waterstein	

URL: /rcrainfo/searches/search.jsp

Municipality of Bayamon

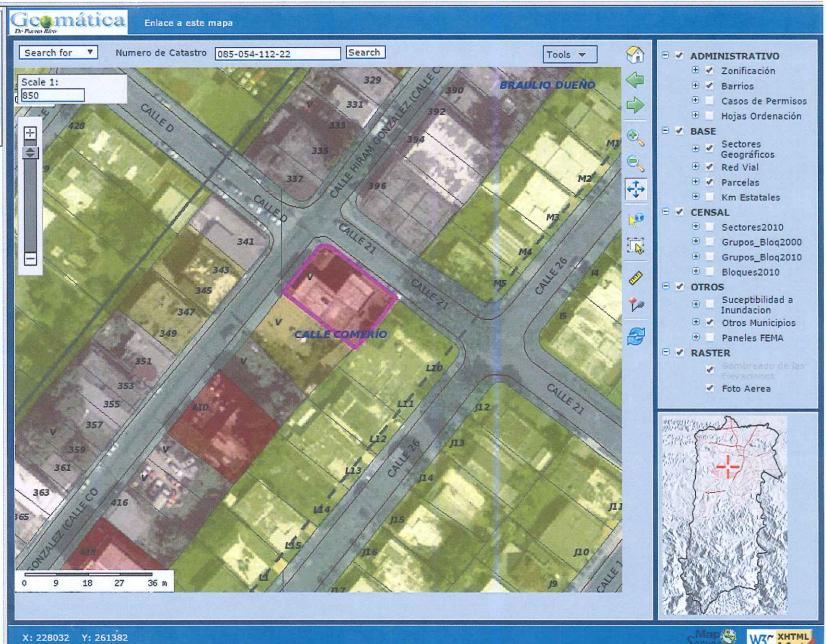




		Mai	. 201	5		
Dom	Lun	Mar	Mie	Jue	Vie	Sab
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31			11	

Opciones:

Mapa Interactivo **Estatus Casos Permisos** Búsqueda Num Catastro Inventario de Comercios Puntos de Descarga Pluvial Real Estate Database (BRED) Mapas y Figuras Preguntas y Comentarios

























CATASTRO DE LA PROPIEDAD

NOMBRE DEL PROPIETARIO

DIRECCION POSTAL DEL

PROPIETARIO

DIRECCION FISICA EN EL TAXROLL

CABIDA EN EL TAXTOLL

085-054-112-22-998

VR SUPER SERVICE INC

294 CALLE COMERIO, BAYAMON PR

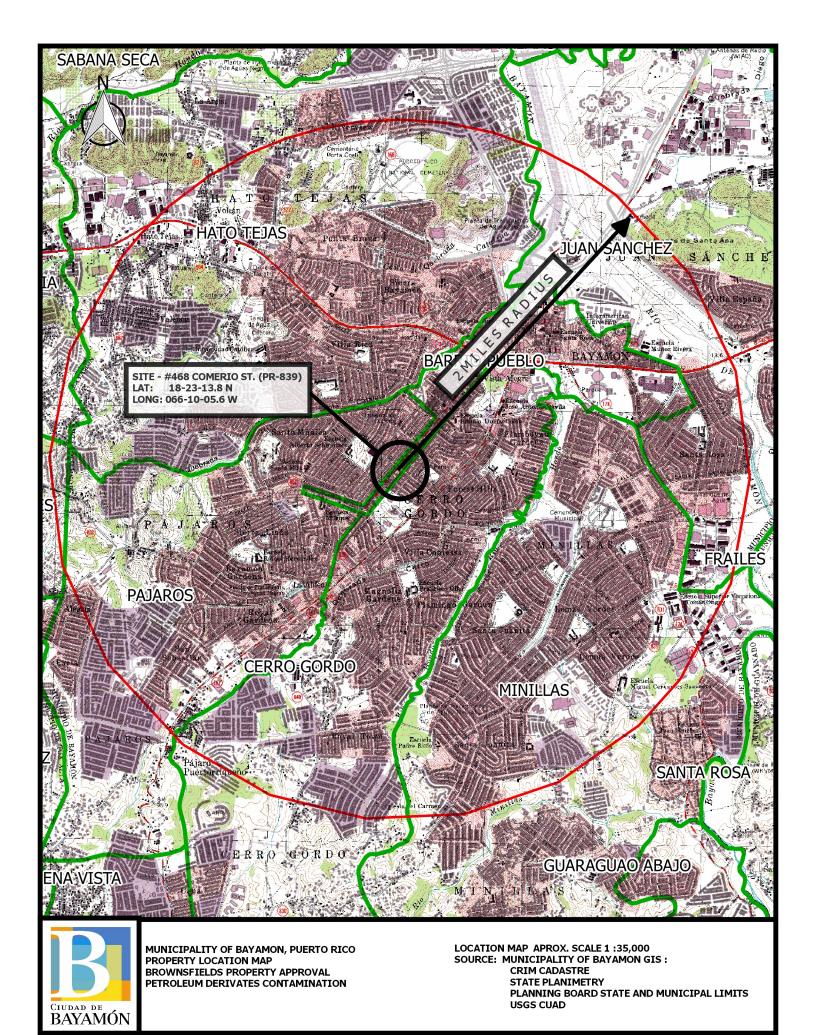
00960

#400, BAYAMON

459.0M

CASOS DE PERMISOS RADICADOS PARA LA PROPIEDAD 085-054-112-22:

CASO	TIPO	RADICACION	NOMBRE	CATASTRO	DESCRIPCION
2002- 15- 1432	USO	2002-07-16 00:00:00	FOREST HILLS CITGO	085-054-112- 22-998	ESTACION DE GASOLINA
2008- 15- 0485	USO	2008-03-25 15:55:24	V.R. SUPER SERVICE	085-054-112- 22-998	ESTACION DE GASOLINA CON VENTA DE BEBIDAS ALCOHOLICAS



Puerto Rico Environmental Quality Board



Santa Cruz Gas Station

- Last Certificate of Registry expired on March 2001
 - At a minimum the Gas Station was in operation up to March 2001 or was operating without a Certificate of Registry after this date.
 - Letter sent to: Total S/S (EX-GPR #3126), calle Santa Cruz #54, Esq. Calle Ongay,
 Bayamon, PR. Notifying that since the required documents for next certification had not being submitted the gas station was not in compliance with the agency regulations.
- UST number 86-0959
- Site Assessment for Closure report conducted by Geo Practica in May 30, 1990.
 - Geology Terrace and Alluvial deposits
 - Water levels around 9 ft bgs
 - o Detected contamination with BTEX (Not listed in LUST)
 - A plume was mentioned in the report but there are no reports or communications stating that any remedial action was taken.
 - Apparently Shell removed the existing tanks and installed two 8,000 gallons cathodic steel UST.
- Gasolina PR (1998) Closure Report not in file (the tanks could have been removed or replaced)
- EQB UST Field Inspection 10/25/2010
 - o Interviews neighbors believed that the tanks were removed and that the former gas station was sold to Chendo laboratories (adjunct inactive business)
 - Facility was inactive

Comerio Gas Station

- Last Certificate of Registry expired on January 2013
 - At a minimum the Gas Station was in operation up to January 2013 or was operating without a certificate.
 - o To: Total Petroleum Corp #304111, Calle Comerio Esq. Calle 21, Forest Hill, Bayamon PR
- A report from 1987 says that the station has a UST steel cathodic tank of 12,000 gallons.
- A Cathodic Protection Survey report from April 26, 2002 certified that the tank satisfied the National Association of Corrosion Engineers (NACE) criteria for protection.
- Gas station is listed in LUST (910074) but no records or reports are available to prove that the tank/s had a leak in the past.
- No Site Assessment for Closure reports are on file.

Comments:

- Technician that was in charge of the case told me that the system is not always updated.
- No additional records are available for search
- The gas stations were not Citgo but Total.
- The files contain no information on ownership

•	Maybe the number in the certificates are the Total id's for the property and they (Gasolinas Puerto Rico) may provide additional information. We have never tried this before, not that I know. Will try to reach out to them, they should have an environmental department.		

Appendix B

Site Reconnaissance Photographs



Site Visit Photographs July 30, 2015 Comerio Street Gas Station – Phase I

Bayamón, Puerto Rico





2003. El mismo ha sido preparado como índice catastral exclusivamente. Este no es un mapa de agrimensura, ni pretende ser una herramienta de diseño.

Este mapa es actualizado con base en planos de control de Carda caso de modificación de parcelas registrado en el Centro de Recaudación de Ingresos Municipales. 1 centímetro = 13.23 metros

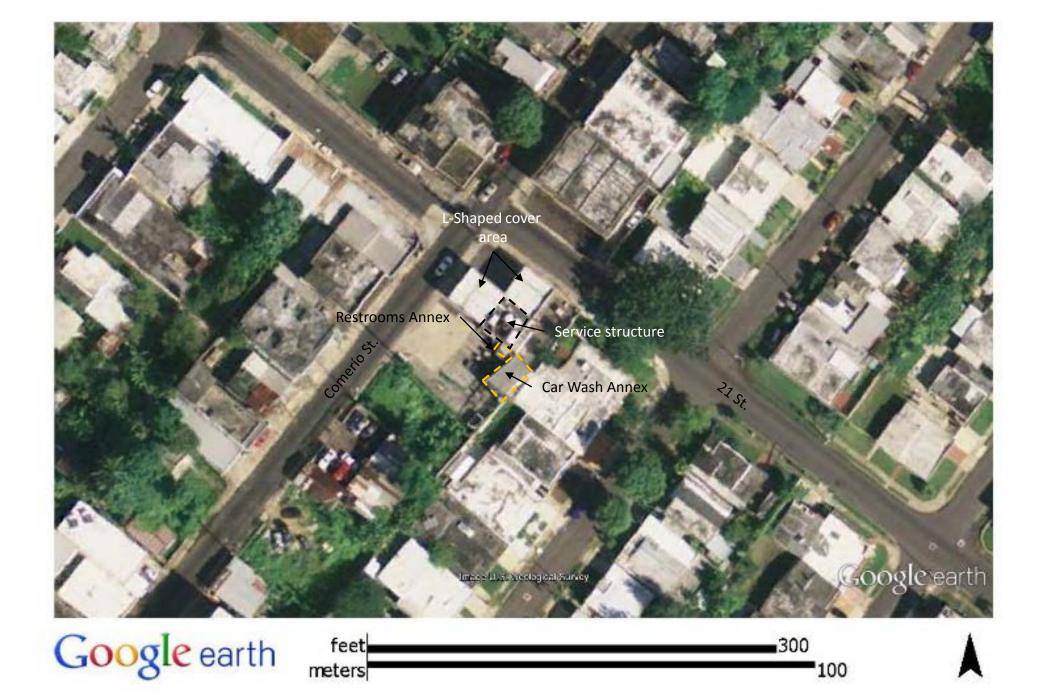
10 Metros

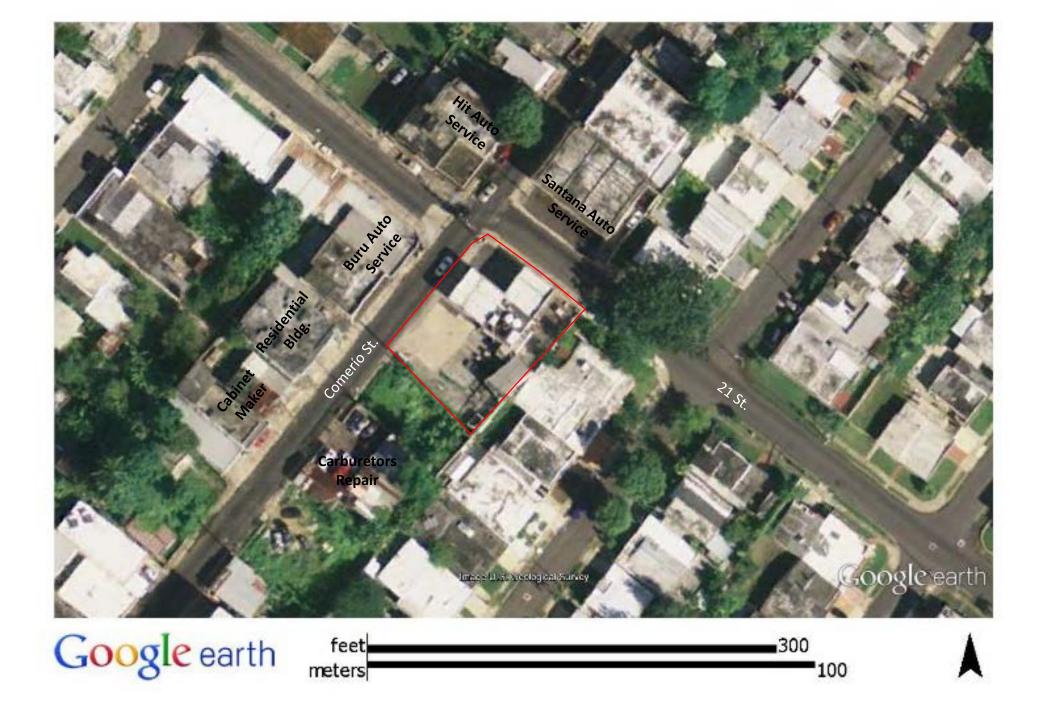
Catastro Digital de Puerto Rico

Longitud de origen: 66° 26' 00" W Latitud de origen: 17° 50' 00" N Datum geodésico: North American 1983, Revisión 97 Elipsoide: GRS 80



Fecha de impresión: 27/07/2015



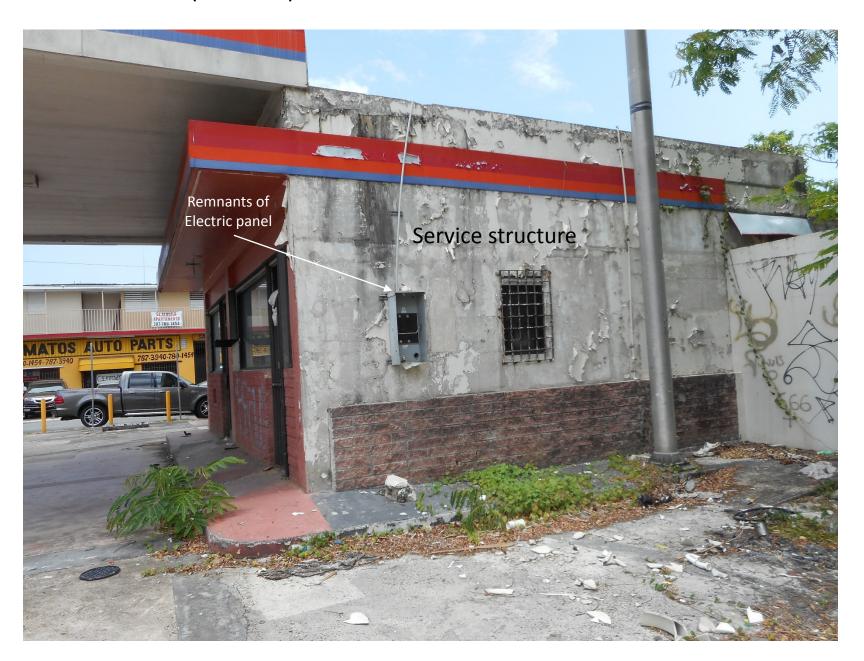




Vacant Gas Station – Front View (NW-SE)

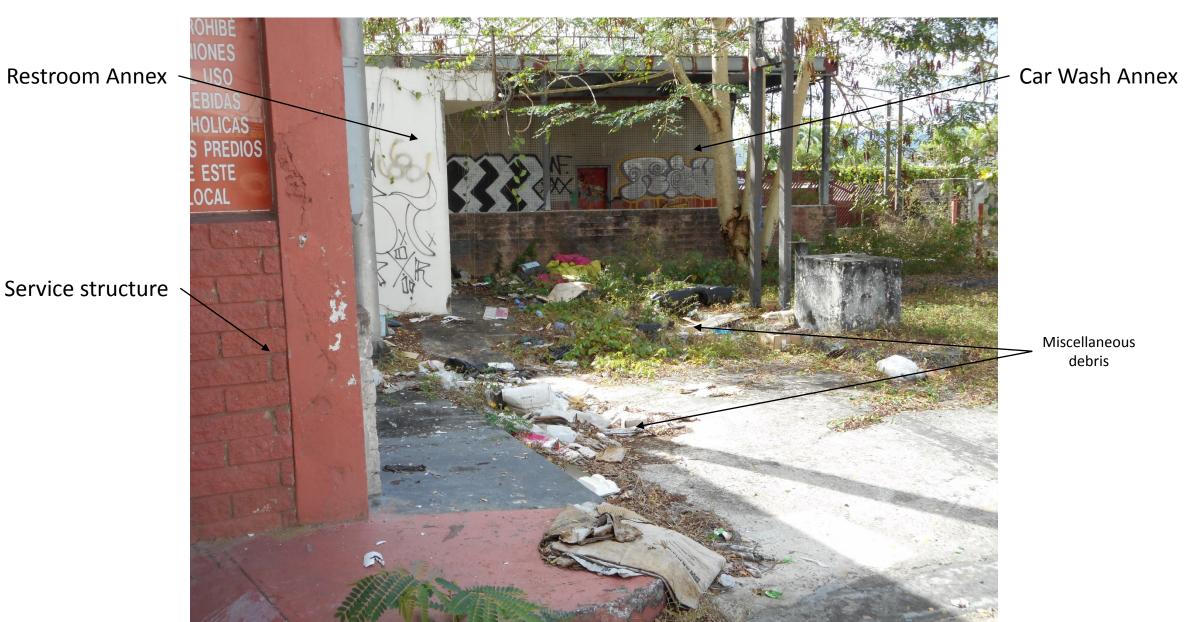


Vacant Gas Station – Lateral View (SSW-NNE)



Vacant Gas Station – Lateral View (NNE-SSW)

Restroom Annex ~



Miscellaneous debris

Vacant Gas Station – Lateral View from Southern to Main Lot (S-N)



Vacant Gas Station – South portion (near restroom structure and car wash)



Vacant Gas Station – Car Wash Annex Structure (S-N)



Former Car Wash Annex

Vacant Gas Station – Car Wash Annex drainages

Drainage filled in with debris (car wash annex (E-W)

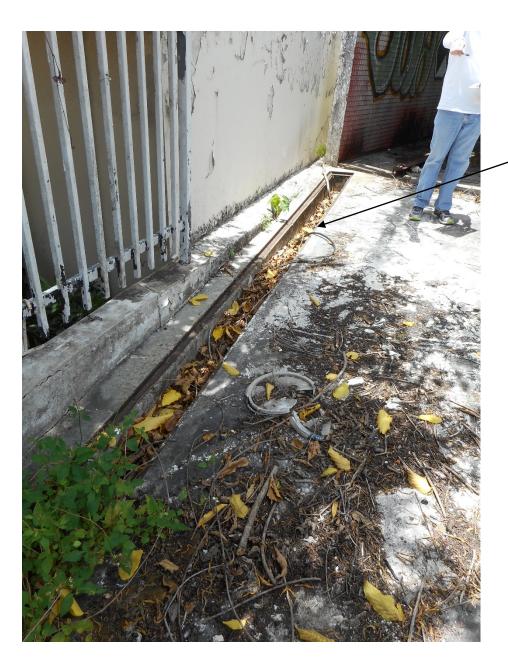




Drainage filled in with debris (inside car wash annex (N-S)

Vacant Gas Station – Car Wash Annex Structure

Back locked storage



Drainage Coming out of Car Wash area

Vacant Gas Station – Northeastern portion

Drainage from Car Wash annex



Large uncovered

Vault

Vacant Gas Station – North portion



Vacant Gas Station – North portion





Vacant Gas Station – North portion

Drive by – March 7, 2015



Site visit – August 1, 2015



Same vault covered with concrete



Vacant Gas Station – North portion (Fill ports NW corner)

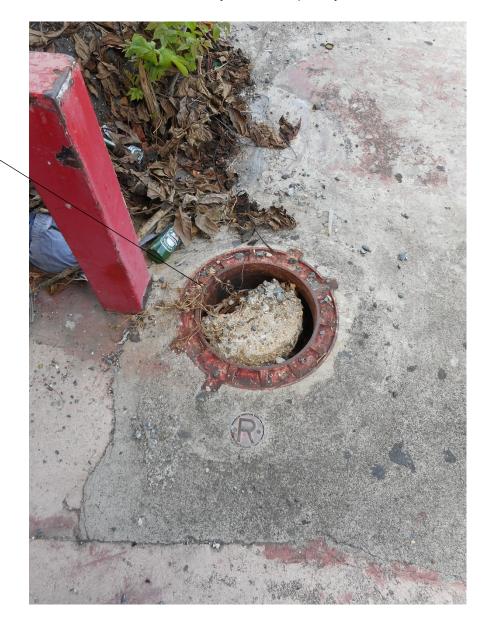
Fill port 1





Fill port 2 Premium Gasoline?

Vacant Gas Station – North portion (Fill port and monitoring wells)



Fill port 3





Vacant Gas Station – Western portion (East of Gas Pump platforms and near service entrance)





Vacant Gas Station – Inside Service Structure (Large room)



Vacant Gas Station – Nearby utility connection



City Water connection on Comerío St sidewalk

Electric connection near the corner of Comerío and 21 St sidewalk



Vacant Gas Station – Nearby uses



Appendix C

Environmental Data Resources, Inc. Database Search Report



Former Comerio Citgo Gas Station 468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 04252239.2r

April 02, 2015

The EDR Radius Map™ Report with GeoCheck®

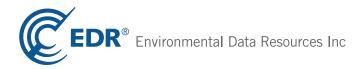


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Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

468 COMERIO STREET PR-839 BAYAMON County, PR 00959

COORDINATES

Latitude (North): 18.3872000 - 18° 23' 13.92" Longitude (West): 66.1682000 - 66° 10' 5.52"

Universal Tranverse Mercator: Zone 19 UTM X (Meters): 799223.3 UTM Y (Meters): 2035236.2

Elevation: 108 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: N/A

Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

Proposed NPL.....Proposed National Priority List Sites

NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list	
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY	Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS...... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF...... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG______RCRA - Large Quantity Generators RCRA-SQG______RCRA - Small Quantity Generators

RCRA-CESQG...... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS...... Engineering Controls Sites List
US INST CONTROL...... Sites with Institutional Controls
LUCIS...... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9...... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

INDIAN ODI_____ Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs

US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

CONSENT...... Superfund (CERCLA) Consent Decrees

ROD______ Records Of Decision
UMTRA_____ Uranium Mill Tailings Sites
US MINES_____ Mines Master Index File

TRIS...... Toxic Chemical Release Inventory System

TSCA..... Toxic Substances Control Act

Act)/TSCA (Toxic Substances Control Act)

HIST FTTS...... FIFRA/TSCA Tracking System Administrative Case Listing

SSTS..... Section 7 Tracking Systems

ICIS..... Integrated Compliance Information System

FINDS______Facility Index System/Facility Registry System RAATS______RCRA Administrative Action Tracking System

RMP...... Risk Management Plans INDIAN RESERV..... Indian Reservations

SCRD DRYCLEANERS...... State Coalition for Remediation of Drycleaners Listing

COAL ASH DOE...... Steam-Electric Plant Operation Data 2020 COR ACTION...... 2020 Corrective Action Program List PRP...... Potentially Responsible Parties

LEAD SMELTERS..... Lead Smelter Sites EPA WATCH LIST..... EPA WATCH LIST

US FIN ASSUR..... Financial Assurance Information

US AIRS...... Aerometric Information Retrieval System Facility Subsystem COAL ASH EPA...... Coal Combustion Residues Surface Impoundments List

PCB TRANSFORMER...... PCB Transformer Registration Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST...... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tanks.

A review of the LUST list, as provided by EDR, and dated 12/01/2010 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GULF #113	AVE BETANCES & CALLE "	W 1/8 - 1/4 (0.191 mi.)	2	8
Lower Elevation	Address	Direction / Distance	Map ID	Page
GULF #001	CALLE MARGINAL FOREST I	H ESE 1/4 - 1/2 (0.315 mi.)	3	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2014 has revealed that

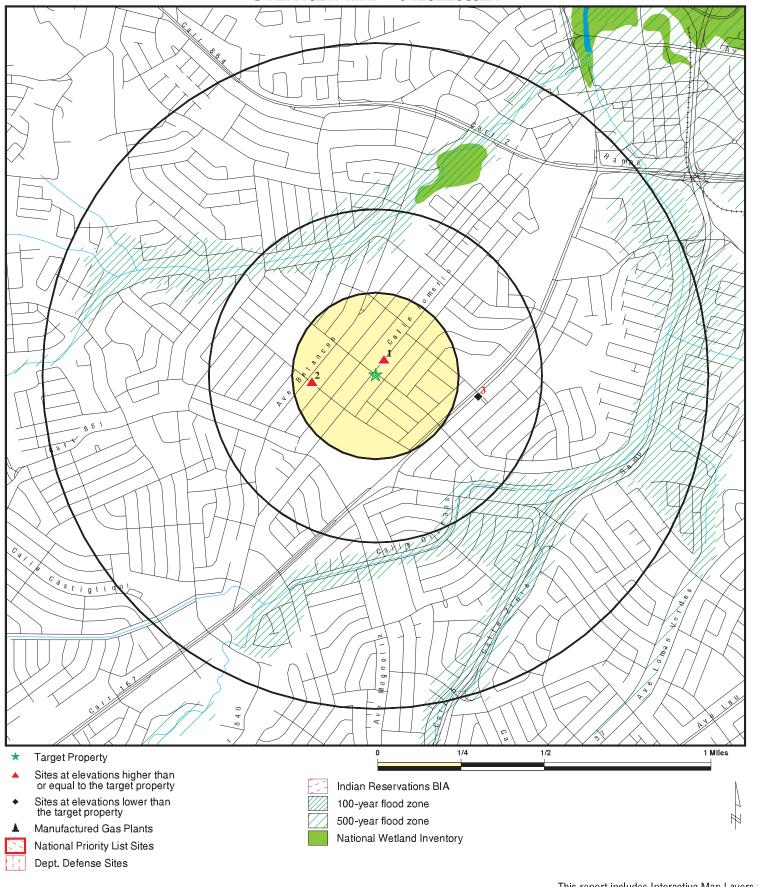
there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ESSO STANDARD OIL CO - PR SC-0	CALLE COMERCIO 308	NNE 0 - 1/8 (0.055 mi.)	1	7

Due to poor or inadequate address information, the following sites were not mapped. Count: 36 records.

Site Name	Database(s
SANTA OLAYA PUERTO RICO PYROTECHNICS SIERRA BAYAMON S/S 377	CERCLIS CERCLIS LUST LUST
GULF #099 ESSO S/S CO-064 FRANCISCO JIMENEZ S/S 528	LUST LUST LUST
ESSO S/S 13060 HOSPITAL MATILDE BRENES LA ALDEA SERVACAR SHELL 2410 CITIBANK-BAYAMON FELIX MIRANDA S/S SHELL # 710 TEXACO 251 MEPSI SHELL #4509 READY MIX (PLANTA 8) ESSO CO-057 ISMAEL ORTIZ LAUSELL AUT. CARRETERAS P.R. CONTAINER SHELL #323 SHELL #1112 GULF #199 FLAV-O-RICH ESTACION BOMBAS REXVILLE SEVEN UP GULF #084 SHELL #804525 ORANGE CRUSH GULF #153	LUST LUST LUST LUST LUST LUST LUST LUST
GPR-3111 RAFAEL MURATI BAYAMON FORMER SANITARY LANDFILL	LUST LUST ODI

OVERVIEW MAP - 04252239.2R



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

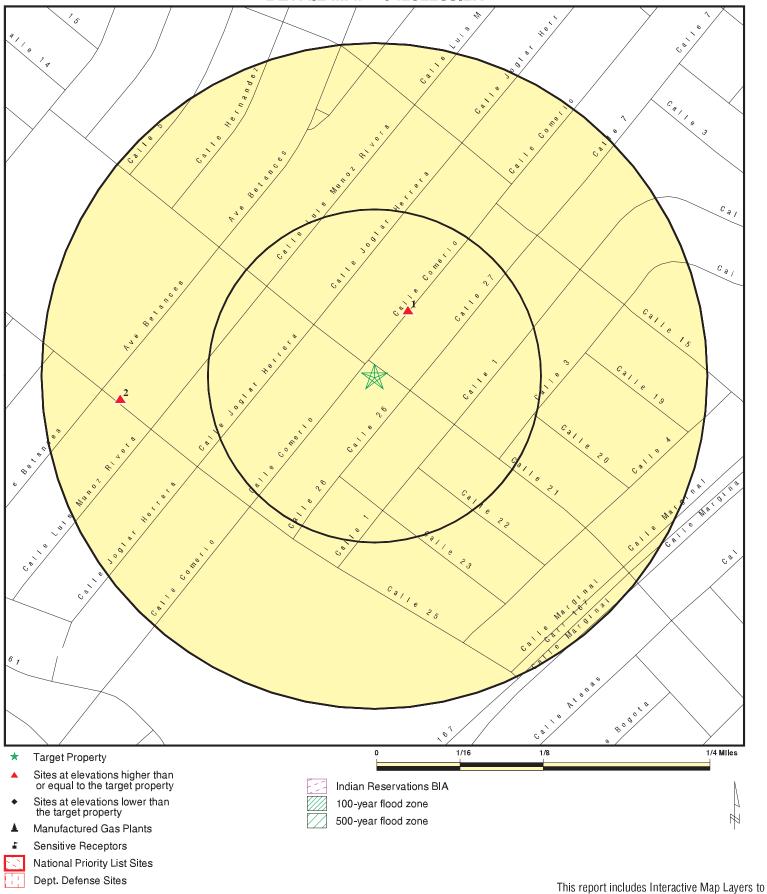
SITE NAME: Former Comerio Citgo Gas Station CLIENT: CDM Smith, Inc CONTACT: Nick Mazziotta CDM Smith, Inc. ADDRESS: 468 Comerio Street PR-839 Bayamon PR 00959

LAT/LONG:

18.3872 / 66.1682

INQUIRY #: 04252239.2r DATE: April 02, 2015 10:41 am

DETAIL MAP - 04252239.2R



display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Comerio Citgo Gas Station

ADDRESS: 468 Comerio Street PR-839

Bayamon PR 00959

LAT/LONG: 18.3872 / 66.1682

CLIENT: CDM Smith, Inc.
CONTACT: Nick Mazziotta
INQUIRY #: 04252239.2r
DATE: April 02, 2015 10:42 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMEN	TAL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL sit	te list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal CERCLIS NFRA	P site List							
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRAC	TS facilities li	st						
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-COR	RACTS TSD f	acilities list						
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generator	rs list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
Federal institutional cor engineering controls re								
US ENG CONTROLS US INST CONTROL LUCIS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	alent CERCLIS	6						
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
State and tribal leaking storage tank lists								
LUST INDIAN LUST	0.500 0.500		0 0	1 0	1 0	NR NR	NR NR	2 0
State and tribal register	ed storage tar	ık lists						
UST INDIAN UST FEMA UST	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
State and tribal voluntar	ry cleanup site	es						
INDIAN VCP	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	Total Plotted
ADDITIONAL ENVIRONMEN	ITAL RECORDS	<u>3</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / S Waste Disposal Sites	Solid							
DEBRIS REGION 9 ODI INDIAN ODI	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Local Lists of Hazardous Contaminated Sites	s waste /							
US CDL US HIST CDL	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency F	Release Repo	rts						
HMIRS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Rec	ords							
RCRA NonGen / NLR DOT OPS DOD FUDS CONSENT ROD UMTRA US MINES TRIS TSCA FTTS HIST FTTS SSTS ICIS PADS MLTS RADINFO FINDS RAATS RMP INDIAN RESERV SCRD DRYCLEANERS COAL ASH DOE 2020 COR ACTION PRP LEAD SMELTERS	0.250 TP 1.000 1.000 1.000 1.000 0.500 0.250 TP		1 NR 0 0 0 0 0 0 NR	0	NR NR O O O O O R R NR NR NR NR NR NR NR NR NR NR NR NR	NR	NR	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Go	ovt. Archives							
RGA LUST	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

ESSO STANDARD OIL CO - PR SC-065 RCRA NonGen / NLR 1001081306 PRR000002477

NNE **CALLE COMERCIO 308** BAYAMON, PR 00959 < 1/8

0.055 mi. 293 ft.

RCRA NonGen / NLR: Relative:

Higher Date form received by agency: 01/01/2008

ESSO STANDARD OIL CO - PR SC-065 Facility name: Facility address:

Actual: 118 ft.

CALLE COMERCIO 308 BAYAMON, PR 009595445

EPA ID: PRR000002477 Contact: Not reported

CALLE COMERCIO 308 Contact address:

BAYAMON, PR 00619

Contact country:

Contact telephone: Not reported Contact email: Not reported

EPA Region: 02

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

SALVADOR ORTIZ Owner/operator name: Owner/operator address: **CALLE COMERCIO 308**

BAYAMON, PR 00619

Owner/operator country: US

Owner/operator telephone: (787) 780-5089

Private Legal status: Owner/Operator Type: Owner Owner/Op start date: 01/01/1600 Not reported Owner/Op end date:

Owner/operator name: SALVADOR ORTIZ Owner/operator address: CALLE COMERCIO 308 BAYAMON, PR 00619

US Owner/operator country:

Owner/operator telephone: (787) 780-5089 Private

Legal status:

Owner/Operator Type: Operator 01/01/1600 Owner/Op start date: Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

ESSO STANDARD OIL CO - PR SC-065 (Continued)

1001081306

Historical Generators:

Used oil transporter:

Date form received by agency: 01/01/2006

Site name: ESSO STANDARD OIL CO - PR SC-065

No

Classification: Not a generator, verified

Date form received by agency: 07/08/1999

Site name: ESSO STANDARD OIL CO - PR SC-065

Classification: Not a generator, verified

Date form received by agency: 12/14/1995

ESSO STANDARD OIL CO - PR SC-065 Site name:

Classification: Small Quantity Generator

D000 Waste code: Waste name: Not Defined

Waste code: D001

IGNITABLE WASTE Waste name:

Violation Status: No violations found

LUST S103553794 **GULF #113** West **AVE BETANCES & CALLE "J"** N/A

BAYAMON, PR

1/8-1/4

0.191 mi. 1011 ft.

PR LUST: Relative:

Facility ID: Higher Released:

No Actual: Released Date: Not reported

110 ft. Product in Well How Known: Date Known: 4-Jun-99

> Owner Name: Caribbean Petroleum Corp.

86-0315

GULF #001 LUST S106676749 3 N/A

ESE CALLE MARGINAL FOREST HILLS

1/4-1/2 BAYAM N, PR

0.315 mi. 1663 ft.

PR LUST: Relative:

Facility ID: 86-0239 Lower Released: No

Actual: Released Date: Not reported

66 ft. How Known: Not reported 4-Oct-00 Date Known:

Owner Name: Caribbean Petroleum corpo.

86-0239 Facility ID: Released: Yes Released Date: 9-Mar-95 How Known: Not reported Not reported Date Known: Owner Name: Gulf-Chevron ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BAYAMON	S103553989	SIERRA BAYAMON S/S 377	AVE WEST MAIN ESQ. COMERIO/SIE		LUST
BAYAMON	S101442893		AVE COMERIO & CARR 801		LUST
BAYAMON	S101442784	GULF #099	AVE CASTIGLIONI & CALLE 21		LUST
BAYAMON	S106917695	ESSO S/S CO-064	AVE.BETANCES INT. HNAS.DAVILA		LUST
BAYAMON	S103553987	FRANCISCO JIMENEZ S/S 528	CALLE PERIPHERAL Y 9 REXVILLE		LUST
BAYAMON	S101442749		CALLE 167 LA PAZ		LUST
BAYAMON	S103553960	ESSO S/S 13060	CALLE BARBOSA ESQ. CARR 2		LUST
BAYAMON	S103934119	HOSPITAL MATILDE BRENES	CALLE J-9 EXTENCI N HERMANAS D		LUST
BAYAMON	S101442877	LA ALDEA SERVACAR	CALLE 167 KM 2.6		LUST
BAYAMON	S103934106	SHELL 2410	CARR 167 KM 15.4		LUST
BAYAMON	S104228797	CITIBANK-BAYAMON	CARR 2 KM 11.2		LUST
BAYAMON	S101442816	FELIX MIRANDA S/S	CARR 167 KM 18.5		LUST
BAYAMON	S106452761	SHELL # 710	CARR 2 KM 8.9		LUST
BAYAMON	S106452769	TEXACO 251	CARR #2 KM 12		LUST
BAYAMON	S104540046	MEPSI	CARR #2		LUST
BAYAMON	S103553842	SHELL #4509	CARR 2 KM 9.6		LUST
BAYAMON	S101442840	READY MIX (PLANTA 8)	CARR 861 KM 3		LUST
BAYAMON	S101442892	ESSO CO-057 ISMAEL ORTIZ	CARR 2 CALLE 1 COOP.		LUST
BAYAMON	S104539968	LAUSELL	CARR #2 KM 14.1		LUST
BAYAMON	S104228807	AUT. CARRETERAS	CARR 2 SANTA ROSA		LUST
BAYAMON	S103554122	P.R. CONTAINER	CARR 2 KM 15.2 CORUJO IND. PAR		LUST
BAYAMON	S107517977	SHELL 2323	CARR 831 KM 2.5		LUST
BAYAMON	S103553906	SHELL #1112	CARR 2 KM 13.9		LUST
BAYAMON	S101442757	GULF #199	CARR 2 KM 14.2		LUST
BAYAMON		FLAV-O-RICH	CARR 174 KM 2.2 MINILLAS INDUS		LUST
BAYAMON		ESTACION BOMBAS REXVILLE	CARR 167 CALLE 21/ URB. REXVIL		LUST
BAYAMON	S104904834		CARR. 177 KM. 8.3 MINILLAS		LUST
BAYAMON	S101442781		CARR. 2 KM. 15.0		LUST
BAYAMON		SHELL #804525	CARR. 2 KM. 12.0		LUST
BAYAMON		ORANGE CRUSH	CARR. 174 KM. 2.1		LUST
BAYAMON	S104904761		CARR. 2 KM. 15.4		LUST
BAYAMON	S106452776		COMERIO ST. CORNER C121 URB FO		LUST
BAYAMON		RAFAEL MURATI	COMERIO & AVE HNOS.DAVILA URB		LUST
BAYAMON		SANTA OLAYA	ROAD #829 KM. 5.6 SANTA OLAYA		CERCLIS
BAYAMON		BAYAMON FORMER SANITARY LANDFILL	STATE ROAD PR - 167 KM 12 HM 8		ODI
TOA BAJA	1010417368	PUERTO RICO PYROTECHNICS	PUERTO RICO HIGHWAY #2, KM 19.	00957	CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/16/2014 Source: EPA
Date Data Arrived at EDR: 01/08/2015 Telephone: N/A

Number of Days to Update: 32 Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 EPA Region 8

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/16/2014 Source: EPA
Date Data Arrived at EDR: 01/08/2015 Telephone: N/A

Number of Days to Update: 32 Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994

Number of Days to Update: 56

Source: EPA Telephone: 202-564-42

Telephone: 202-564-4267 Last EDR Contact: 08/15/2011

Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/16/2014 Date Data Arrived at EDR: 01/08/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 32

Source: EPA Telephone: N/A

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Last EDR Contact: 01/08/2015

Date of Government Version: 10/25/2013 Date Data Arrived at EDR: 11/11/2013 Date Made Active in Reports: 02/13/2014

Number of Days to Update: 94

Source: EPA

Telephone: 703-412-9810 Last EDR Contact: 02/27/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/21/2014 Date Data Arrived at EDR: 10/07/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 13

Source: Environmental Protection Agency

Telephone: 703-603-8704 Last EDR Contact: 01/09/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013 Date Data Arrived at EDR: 11/11/2013 Date Made Active in Reports: 02/13/2014

Number of Days to Update: 94

Source: EPA

Telephone: 703-412-9810 Last EDR Contact: 02/27/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: (212) 637-3660 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: (212) 637-3660 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: (212) 637-3660 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: (212) 637-3660 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/18/2014 Date Data Arrived at EDR: 09/19/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 02/26/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/18/2014 Date Data Arrived at EDR: 09/19/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 02/26/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/03/2014 Date Data Arrived at EDR: 12/12/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 48

Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 02/16/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/29/2014 Date Data Arrived at EDR: 09/30/2014 Date Made Active in Reports: 11/06/2014

Number of Days to Update: 37

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: Environmental Quality Board Telephone: 787-767-8181

Last EDR Contact: 08/22/2005

Next Scheduled EDR Contact: 11/21/2005

Data Release Frequency: N/A

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 12/01/2010 Date Data Arrived at EDR: 02/03/2011 Date Made Active in Reports: 03/08/2011

Number of Days to Update: 33

Source: Environmental Quality Board Telephone: 787-767-8056

Last EDR Contact: 01/27/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015 Date Data Arrived at EDR: 01/08/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 32

Source: Environmental Protection Agency

Telephone: 415-972-3372 Last EDR Contact: 01/08/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015 Date Data Arrived at EDR: 02/12/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 29

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/23/2014 Date Data Arrived at EDR: 11/25/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 65

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 01/30/2015 Date Data Arrived at EDR: 02/05/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 32

Source: EPA, Region 5 Telephone: 312-886-7439 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 01/28/2015 Date Data Arrived at EDR: 01/30/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 42

Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/10/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 31

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013

Number of Days to Update: 184

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 10

Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST: Underground Storage Tank Facilities
Underground storage tank site locations.

Date of Government Version: 01/01/2008 Date Data Arrived at EDR: 03/26/2008 Date Made Active in Reports: 04/23/2008

Number of Days to Update: 28

Source: Environmental Quality Board

Telephone: 787-767-8056 Last EDR Contact: 01/27/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2015 Date Data Arrived at EDR: 02/12/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 29

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013 Date Data Arrived at EDR: 05/01/2013 Date Made Active in Reports: 01/27/2014

Number of Days to Update: 271

Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 09/30/2014 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 10

Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/30/2015 Date Data Arrived at EDR: 02/05/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 36

Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 28

Source: EPA Region 6 Telephone: 214-665-7591 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 28

Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/29/2015 Date Data Arrived at EDR: 01/30/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 42

Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014 Date Data Arrived at EDR: 11/25/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 65

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010 Date Data Arrived at EDR: 02/16/2010 Date Made Active in Reports: 04/12/2010

Number of Days to Update: 55

Source: FEMA

Telephone: 202-646-5797 Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014 Date Data Arrived at EDR: 10/01/2014 Date Made Active in Reports: 11/06/2014

Number of Days to Update: 36

Source: EPA, Region 1 Telephone: 617-918-1102 Last EDR Contact: 12/31/2014

Next Scheduled EDR Contact: 04/13/2015 Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008 Date Data Arrived at EDR: 04/22/2008 Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 04/20/2009

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2014 Date Data Arrived at EDR: 12/22/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 38

Source: Environmental Protection Agency Telephone: 202-566-2777

Last EDR Contact: 03/24/2015

Next Scheduled EDR Contact: 07/06/2015 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985 Date Data Arrived at EDR: 08/09/2004 Date Made Active in Reports: 09/17/2004

Number of Days to Update: 39

Source: Environmental Protection Agency Telephone: 800-424-9346

Last EDR Contact: 06/09/2004 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009 Date Data Arrived at EDR: 05/07/2009 Date Made Active in Reports: 09/21/2009

Number of Days to Update: 137

Source: EPA, Region 9 Telephone: 415-947-4219 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Date Data Arrived at EDR: 12/03/2007 Date Made Active in Reports: 01/24/2008

Number of Days to Update: 52

Source: Environmental Protection Agency

Telephone: 703-308-8245 Last EDR Contact: 02/02/2015

Next Scheduled EDR Contact: 05/18/2015 Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015 Date Data Arrived at EDR: 03/10/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 03/03/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Quarterly

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015 Date Data Arrived at EDR: 03/10/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Drug Enforcement Administration Telephone: 202-307-1000

Last EDR Contact: 03/03/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014 Date Data Arrived at EDR: 03/18/2014 Date Made Active in Reports: 04/24/2014

Number of Days to Update: 37

Source: Environmental Protection Agency Telephone: 202-564-6023 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/29/2014 Date Data Arrived at EDR: 12/30/2014 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 69

Source: U.S. Department of Transportation

Telephone: 202-366-4555 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: (212) 637-3660 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012 Date Data Arrived at EDR: 08/07/2012 Date Made Active in Reports: 09/18/2012

Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety

Telephone: 202-366-4595 Last EDR Contact: 02/03/2015

Next Scheduled EDR Contact: 05/18/2015 Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 11/10/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS

Telephone: 888-275-8747 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014 Date Data Arrived at EDR: 09/10/2014 Date Made Active in Reports: 09/18/2014

Number of Days to Update: 8

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285 Last EDR Contact: 03/13/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 24

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013 Date Data Arrived at EDR: 12/12/2013 Date Made Active in Reports: 02/24/2014

Number of Days to Update: 74

Source: EPA

Telephone: 703-416-0223 Last EDR Contact: 03/10/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012

Number of Days to Update: 146

Source: Department of Energy Telephone: 505-845-0011 Last EDR Contact: 02/27/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014 Date Data Arrived at EDR: 12/31/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959 Last EDR Contact: 03/06/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 07/31/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 44

Source: EPA

Telephone: 202-566-0250 Last EDR Contact: 01/29/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 01/15/2015 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 14

Source: EPA

Telephone: 202-260-5521 Last EDR Contact: 03/27/2015

Next Scheduled EDR Contact: 07/06/2015 Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667 Last EDR Contact: 02/23/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA

Telephone: 202-566-1667 Last EDR Contact: 02/23/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2007

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2008

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009 Date Data Arrived at EDR: 12/10/2010 Date Made Active in Reports: 02/25/2011

Number of Days to Update: 77

Source: EPA

Telephone: 202-564-4203 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/06/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 202-564-5088 Last EDR Contact: 01/09/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014 Date Data Arrived at EDR: 10/15/2014 Date Made Active in Reports: 11/17/2014

Number of Days to Update: 33

Source: EPA

Telephone: 202-566-0500 Last EDR Contact: 01/16/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 12/29/2014 Date Data Arrived at EDR: 01/08/2015 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 21

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169 Last EDR Contact: 03/09/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 02/27/2015 Date Data Arrived at EDR: 02/27/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 26

Source: Environmental Protection Agency

Telephone: 202-343-9775 Last EDR Contact: 02/27/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015 Date Data Arrived at EDR: 02/27/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 26

Source: EPA

Telephone: (212) 637-3000 Last EDR Contact: 03/09/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995

Number of Days to Update: 35

Source: EPA

Telephone: 202-564-4104 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-8600 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015

Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 02/26/2013 Date Made Active in Reports: 04/19/2013

Number of Days to Update: 52

Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 02/24/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 12/08/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 34

Source: USGS

Telephone: 202-208-3710 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011 Date Data Arrived at EDR: 03/09/2011 Date Made Active in Reports: 05/02/2011

Number of Days to Update: 54

Source: Environmental Protection Agency

Telephone: 615-532-8599 Last EDR Contact: 02/18/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001 Date Data Arrived at EDR: 10/27/2010 Date Made Active in Reports: 12/02/2010

Number of Days to Update: 36

Source: American Journal of Public Health

Telephone: 703-305-6451 Last EDR Contact: 12/02/2009 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014 Date Data Arrived at EDR: 11/26/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 64

Source: Environmental Protection Agency

Telephone: 703-603-8787 Last EDR Contact: 01/05/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013 Date Data Arrived at EDR: 10/17/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 3

Source: EPA

Telephone: 202-564-6023 Last EDR Contact: 02/13/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 6

Source: Environmental Protection Agency

Telephone: 703-308-4044 Last EDR Contact: 02/13/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013 Date Data Arrived at EDR: 03/21/2014 Date Made Active in Reports: 06/17/2014

Number of Days to Update: 88

Source: Environmental Protection Agency

Telephone: 617-520-3000 Last EDR Contact: 02/09/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011 Date Data Arrived at EDR: 10/19/2011 Date Made Active in Reports: 01/10/2012

Number of Days to Update: 83

Source: Environmental Protection Agency

Telephone: 202-566-0517 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/16/2014 Date Data Arrived at EDR: 10/31/2014 Date Made Active in Reports: 11/17/2014

Number of Days to Update: 17

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/09/2015 Date Data Arrived at EDR: 03/10/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Environmental Protection Agency

Telephone: 202-566-1917 Last EDR Contact: 02/16/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Quarterly

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014 Date Data Arrived at EDR: 09/10/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: N/A

Last EDR Contact: 03/13/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Varies

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014 Date Data Arrived at EDR: 10/31/2014 Date Made Active in Reports: 11/17/2014

Number of Days to Update: 17

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 08/07/2009 Date Made Active in Reports: 10/22/2009

Number of Days to Update: 76

Source: Department of Energy Telephone: 202-586-8719 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 02/06/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 339

Source: U.S. Geological Survey Telephone: 888-275-8747 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015

Data Release Frequency: N/A

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A Source: EDR, Inc.
Date Data Arrived at EDR: N/A Telephone: N/A
Date Made Active in Reports: N/A Last EDR Contact: N/A

Number of Days to Update: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists.

Compiled from Records formerly available from the Environmental Quality Board in Puerto Rico.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/04/2014

Number of Days to Update: 187

Source: Environmental Quality Board

Telephone: N/A

Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 07/19/2012 Date Made Active in Reports: 08/28/2012

Number of Days to Update: 40

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013 Date Data Arrived at EDR: 07/15/2014 Date Made Active in Reports: 08/13/2014

Number of Days to Update: 29

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Annually

Source: Department of Environmental Management

Telephone: 401-222-2797 Last EDR Contact: 02/23/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are

comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK®-PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

FORMER COMERIO CITGO GAS STATION 468 COMERIO STREET PR-839 BAYAMON, PR 00959

TARGET PROPERTY COORDINATES

Latitude (North): 18.3872 - 18° 23' 13.92" Longitude (West): 66.1682 - 66° 10' 5.52"

Universal Tranverse Mercator: Zone 19 UTM X (Meters): 799223.3 UTM Y (Meters): 2035236.2

Elevation: 108 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property: N/A

Source: USGS 7.5 min quad index

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

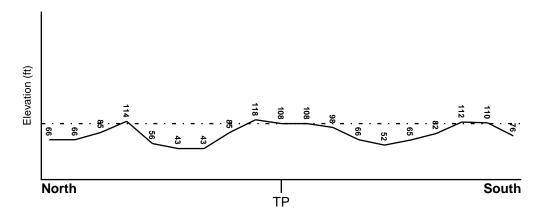
TOPOGRAPHIC INFORMATION

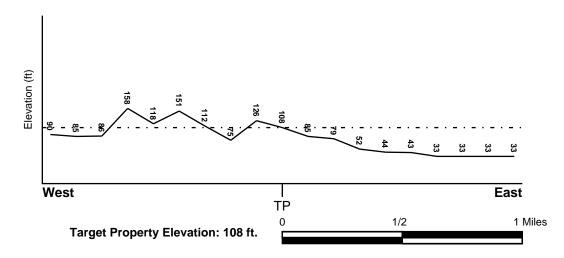
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

FEMA Flood Electronic Data

Target Property County BAYAMON, PR

YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:

7200000049B - FEMA Q3 Flood data

Additional Panels in search area:

7200000110C - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Electronic

NWI Quad at Target Property

Data Coverage

NOT AVAILABLE

YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID Not Reported LOCATION FROM TP

GENERAL DIRECTION
GROUNDWATER FLOW

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: - Category: -

System: -Series: -

Code: N/A (decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

Soil Layer Information							
	Bou	ndary		Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: clay loam

loamy sand

Surficial Soil Types: clay loam

loamy sand

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: unweathered bedrock

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u> <u>SEARCH DISTANCE (miles)</u>

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 1 mile

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40001045618	1/2 - 1 Mile NNE
2	USGS40001045617	1/2 - 1 Mile NE
3	USGS40001045642	1/2 - 1 Mile NNE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID WELL ID LOCATION FROM TP

GEOCHECK[®] - PHYSICAL SETTING SOURCE SUMMARY

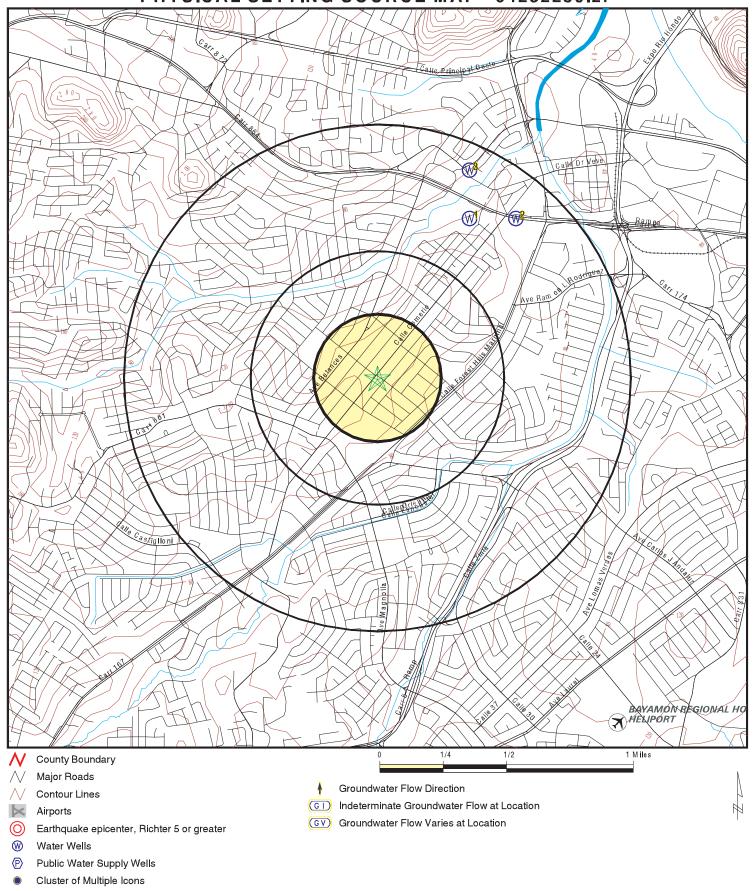
FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

		LOCATION
MAP ID	WELL ID	FROM TP
No PWS System Four	nd	-

No PWS System Found

Note: PWS System location is not always the same as well location.

PHYSICAL SETTING SOURCE MAP - 04252239.2r



SITE NAME: Former Comerio Citgo Gas Station ADDRESS: 468 Comerio Street PR-839

Bayamon PR 00959 LAT/LONG: 18.3872 / 66.1682 CLIENT: CDM Smith, Inc. CONTACT: Nick Mazziotta INQUIRY#: 04252239.2r

DATE: April 02, 2015 10:42 am

GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance

Elevation Database EDR ID Number

. NNE 1/2 - 1 Mile FED USGS USGS40001045618

1/2 - 1 Mile Lower

Org. Identifier: USGS-PR

Formal name: USGS Puerto Rico Water Science Center

Monloc Identifier: USGS-182354066094700
Monloc name: HMEL WELL, BAYAMON, PR

Monloc type: Well

Monloc desc: HOSPITAL NOW USES AAA WATER.

21010005 Drainagearea value: Not Reported Huc code: Not Reported Not Reported Drainagearea Units: Contrib drainagearea: 18.3963374 Contrib drainagearea units: Not Reported Latitude: Longitude: -66.1626669 Sourcemap scale: 20000 Horiz Acc measure: Horiz Acc measure units: seconds

Horiz Collection method: Interpolated from map

Horiz coord refsys: NAD83 Vert measure val: 32.81 Vert measure units: feet Vertacc measure val: 2.5

Vert accmeasure units: feet

Vertcollection method: Interpolated from topographic map

Vert coord refsys: NGVD29 Countrycode: US

Aquifername: Not Reported Formation type: Not Reported Aquifer type: Not Reported

Construction date: 1948 Welldepth: Not Reported

Welldepth units: Not Reported Wellholedepth: 190

Wellholedepth units: ft

Ground-water levels, Number of Measurements: 2

1987-06-03 0.58

Note: Other conditions existed that would affect the measured water level.

1962-04-05 19.10

Note: The site was being pumped.

2 NE FED USGS USGS40001045617

1/2 - 1 Mile Lower

Org. Identifier: USGS-PR

Formal name: USGS Puerto Rico Water Science Center

Monloc Identifier: USGS-182354066093700

Monloc name: BAYAMON 8 WELL, BAYAMON, PR

Monloc type: Well

Monloc desc: DESTROYED WHEN MILITARY ROAD WAS BUILT.

Huc code:21010005Drainagearea value:Not ReportedDrainagearea Units:Not ReportedContrib drainagearea:Not ReportedContrib drainagearea units:Not ReportedLatitude:18.3963374Longitude:-66.1598891Sourcemap scale:20000

GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS

Horiz Acc measure: 1 Horiz Acc measure units: seconds

Horiz Collection method: Interpolated from map

Horiz coord refsys: NAD83 Vert measure val: 32.81 Vert measure units: feet Vertacc measure val: 2.5

Vert accmeasure units: feet

Vertcollection method: Interpolated from topographic map

Vert coord refsys: NGVD29 Countrycode: US

Aquifername: Not Reported Formation type: Not Reported Aquifer type: Not Reported

Construction date: Not Reported Welldepth: Not Reported Welldepth units: Not Reported Wellholedepth: Not Reported

Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 0

3 NNE FED USGS USGS40001045642

1/2 - 1 Mile Lower

Org. Identifier: USGS-PR

Formal name: USGS Puerto Rico Water Science Center

Monloc Identifier: USGS-182404066094700
Monloc name: VESP WELL, BAYAMON, PR

Monloc type: Well

Monloc desc: Not Reported

21010005 Not Reported Huc code: Drainagearea value: Drainagearea Units: Not Reported Contrib drainagearea: Not Reported Contrib drainagearea units: Not Reported 18.399115 Latitude: Longitude: -66.1626669 Sourcemap scale: 20000 Horiz Acc measure: Horiz Acc measure units: seconds

Horiz Collection method: Interpolated from map

Horiz coord refsys: NAD83 Vert measure val: 16.40 Vert measure units: feet Vertacc measure val: 2.5

Vert accmeasure units: feet

Vertcollection method: Interpolated from topographic map

Vert coord refsys: NGVD29 Countrycode: US

Aquifername: Not Reported Formation type: Not Reported Aquifer type: Not Reported

Construction date: 1955 Welldepth: 246 Welldepth units: ft Wellholedepth: 325

Wellholedepth units: ft

Ground-water levels, Number of Measurements: 0

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map. USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared

in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Former Comerio Citgo Gas Station

468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 4252239.8

April 02, 2015

EDR Building Permit Report

Target Property and Adjoining Properties



EDR Building Permit Report: Search Documentation

4/02/15

Site Name:Client Name:Former ComerioCDM Smith, Inc.

468 Comerio Street 110 Fieldcrest Ave #8 6th Bayamon, PR 00959 Edison, NJ 08837

EDR Inquiry # 4252239.8 Contact: Nick Mazziotta

Search Documentation

DATA GAP

The complete collection of Building Permit data available to EDR has been searched, and as of 4/02/15, EDR does not have access to building permits in the city where your target property is located (Bayamon, PR).

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.





Former Comerio Citgo Gas Station

468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 4252239.5

April 03, 2015

The EDR-City Directory Image Report



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Findings

City Directory Images

Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	Target Street	Cross Street	<u>Source</u>
1968			Polk's City Directory
1964		П	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

468 Comerio Street PR-839 Bayamon, PR 00959

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
Comerio S	treet		
1968	-	Polk's City Directory	Street not listed in Source
1964	-	Polk's City Directory	Street not listed in Source
PR-839			
1968	-	Polk's City Directory	Street not listed in Source
1964	-	Polk's City Directory	Street not listed in Source

4252239-5 Page 2

FINDINGS

CROSS STREETS

No Cross Streets Identified

4252239-5 Page 3

Former Comerio Citgo Gas Station

468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 4252239.3

April 02, 2015

Certified Sanborn® Map Report



Certified Sanborn® Map Report

4/02/15

Site Name: Client Name: Former Comerio Citgo Gas CDM Smith, Inc.

468 Comerio Street PR-839 110 Fieldcrest Ave #8 6th Floor

Bayamon, PR 00959 Edison, NJ 08837

EDR Inquiry # 4252239.3 Contact: Nick Mazziotta



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by CDM Smith, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Former Comerio Citgo Gas Station Address: 468 Comerio Street PR-839

City, State, Zip: Bayamon, PR 00959

Cross Street:

P.O. # 029.saz.bsa48

Project: TBA 48

Certification # 0D6B-4ABC-9436



Sanborn® Library search results Certification # 0D6B-4ABC-9436

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

✓ Library of Congress

✓ University Publications of America

▼ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Former Comerio Citgo Gas Station

468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 4252239.6

April 02, 2015

The EDR Property Tax Map Report



EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

NO COVERAGE

Thank you for your business.

Please contact EDR at 1-800-352-0050 with any questions or comments.

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Appendix D

Historic Aerial Photographs



Former Comerio Citgo Gas Station

468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 4252239.12

April 02, 2015

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography April 02, 2015

Target Property:

468 Comerio Street PR-839 Bayamon, PR 00959

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1962	Aerial Photograph. Scale: 1"=500'	Flight Date: February 16, 1962	EDR
1967	Aerial Photograph. Scale: 1"=500'	Flight Date: September 25, 1967	USGS
1974	Aerial Photograph. Scale: 1"=500'	Flight Date: January 17, 1974	USGS
1977	Aerial Photograph. Scale: 1"=500'	Flight Date: March 20, 1977	USGS
1994	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: November 24, 1994	USGS/DOQQ
2003	Aerial Photograph. Scale: 1"=500'	Flight Date: December 21, 2003	EDR

 \Diamond

INQUIRY #: 4252239.12

= 500'

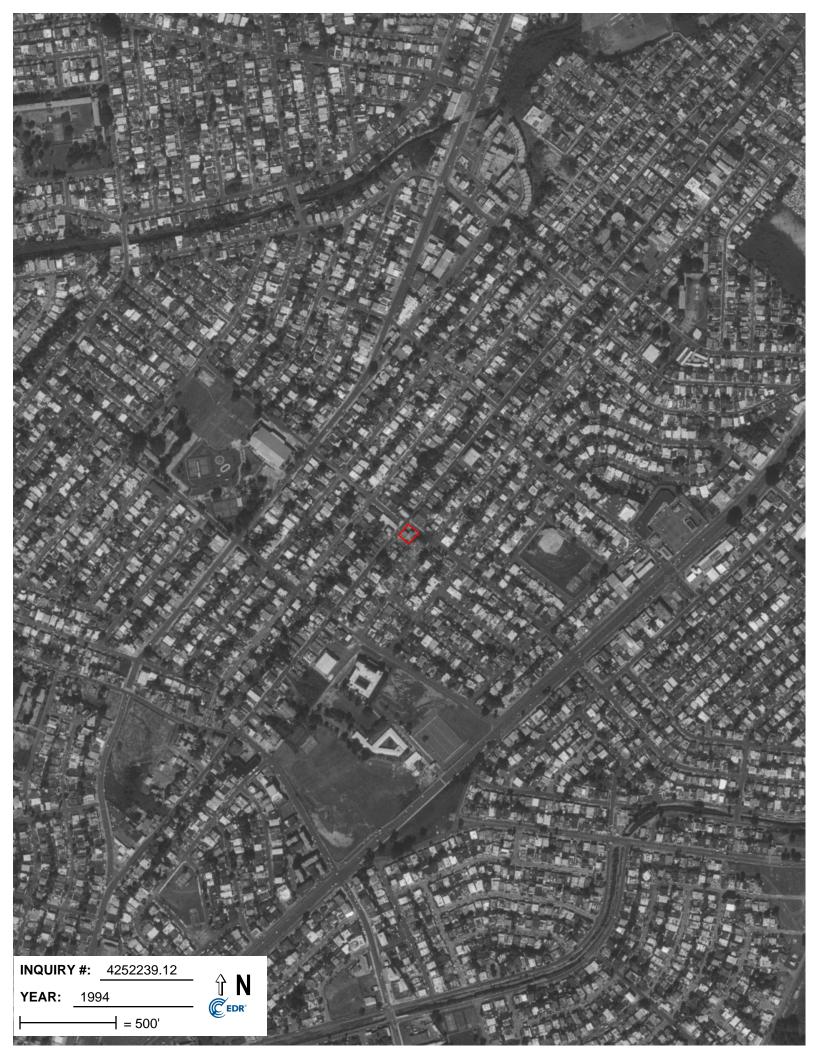
YEAR: 1962

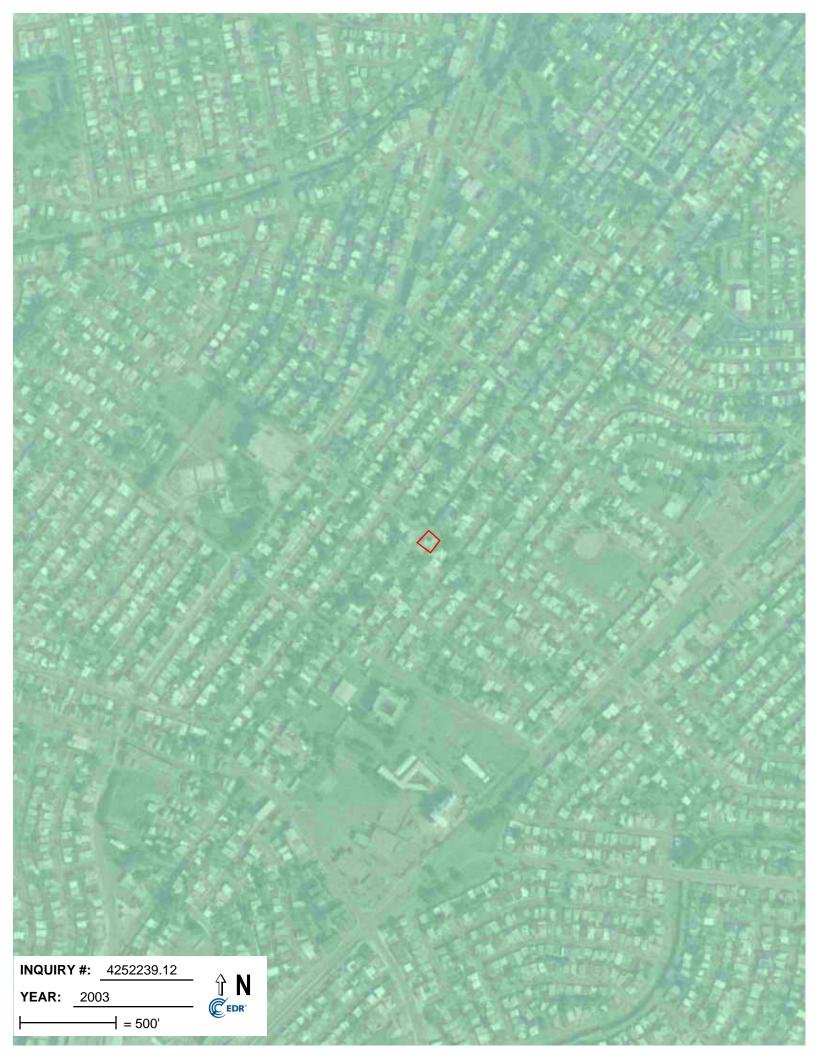












Appendix E

Historical Topographic Maps



Former Comerio Citgo Gas Station

468 Comerio Street PR-839 Bayamon, PR 00959

Inquiry Number: 4252239.4

April 02, 2015

EDR Historical Topographic Map Report



EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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TARGET QUAD
NAME: BAYAMON
MAP YEAR: 1941

PRELIMINARY
SERIES: 7.5
SCALE: 1:30000

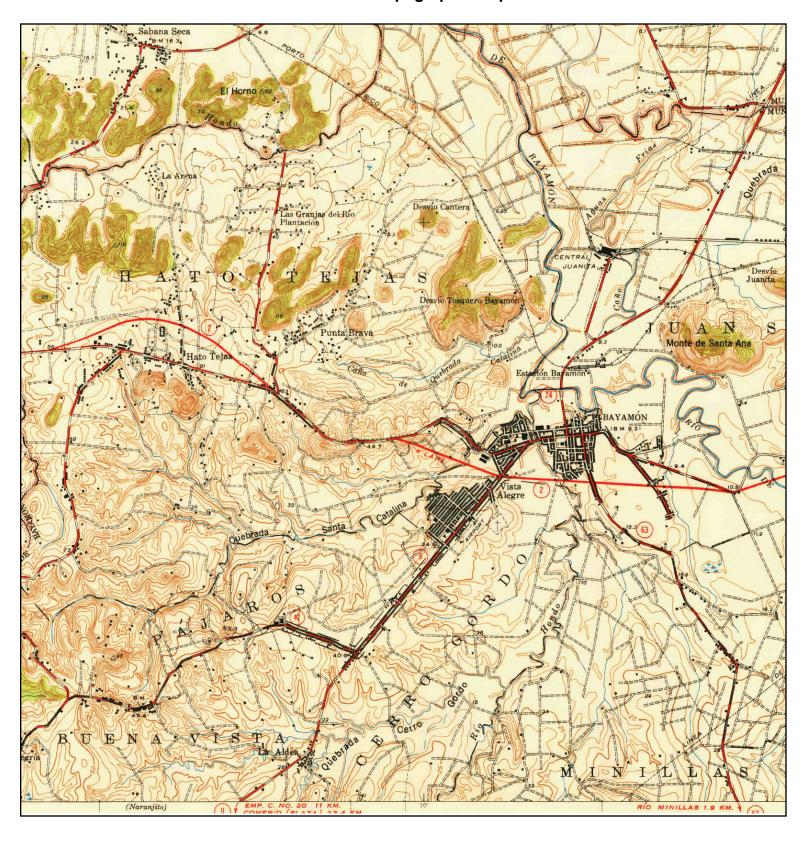
SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc.
CONTACT: Nick Mazziotta
INQUIRY#: 4252239.4
RESEARCH DATE: 04/02/2015





TARGET QUAD

NAME: BAYAMON MAP YEAR: 1947

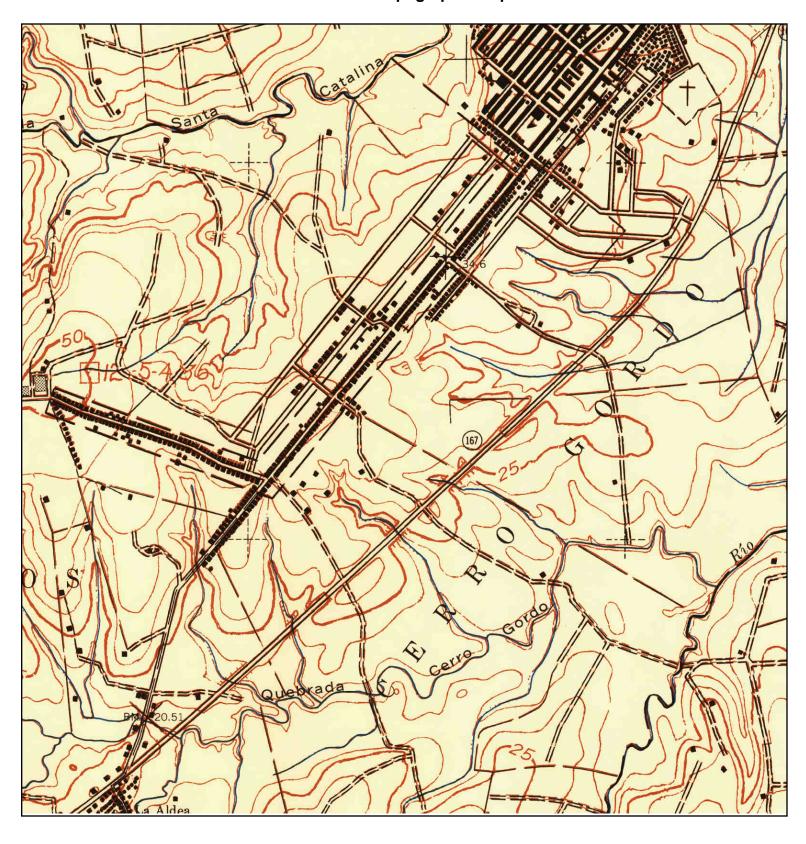
SERIES: 7.5 SCALE: 1:30000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc.
CONTACT: Nick Mazziotta
INQUIRY#: 4252239.4
RESEARCH DATE: 04/02/2015





TARGET QUAD

NAME: BAYAMON SE

MAP YEAR: 1950

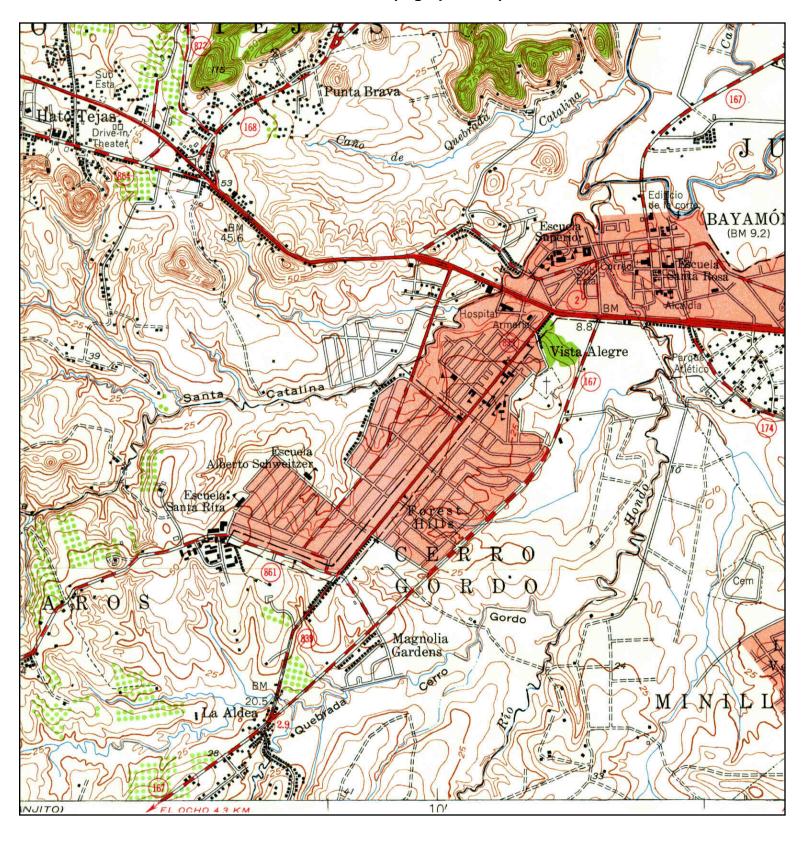
SERIES: 7.5 SCALE: 1:10000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc.
CONTACT: Nick Mazziotta
INQUIRY#: 4252239.4
RESEARCH DATE: 04/02/2015





TARGET QUAD

NAME: BAYAMON MAP YEAR: 1957

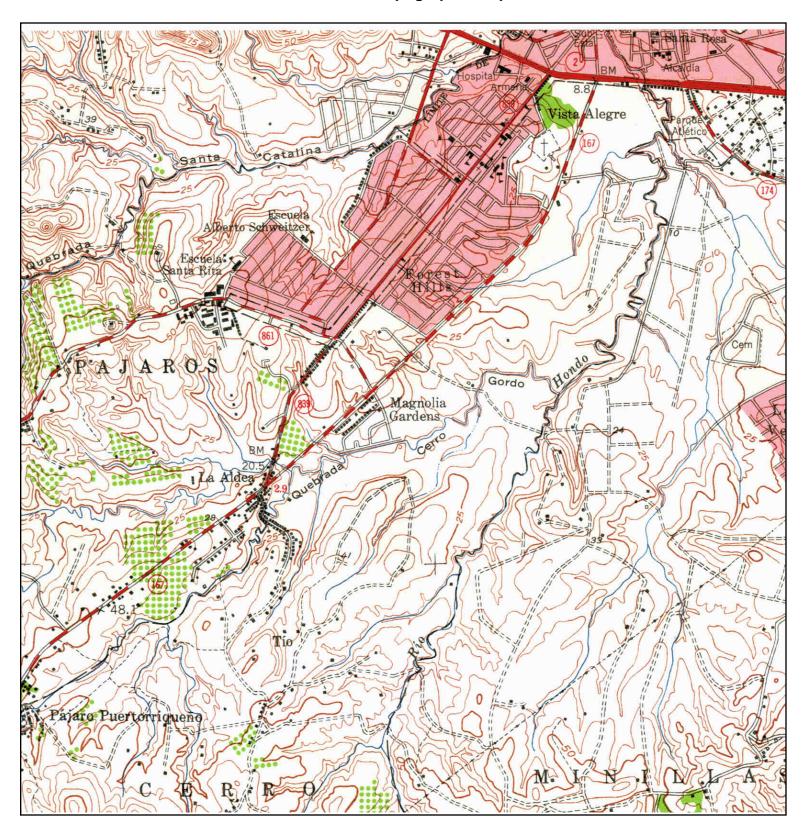
SERIES: 7.5 SCALE: 1:20000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc. CONTACT: Nick Mazziotta INQUIRY#: 4252239.4





TARGET QUAD

NAME: SAN JUAN VICINITY

SOUTH

MAP YEAR: 1957

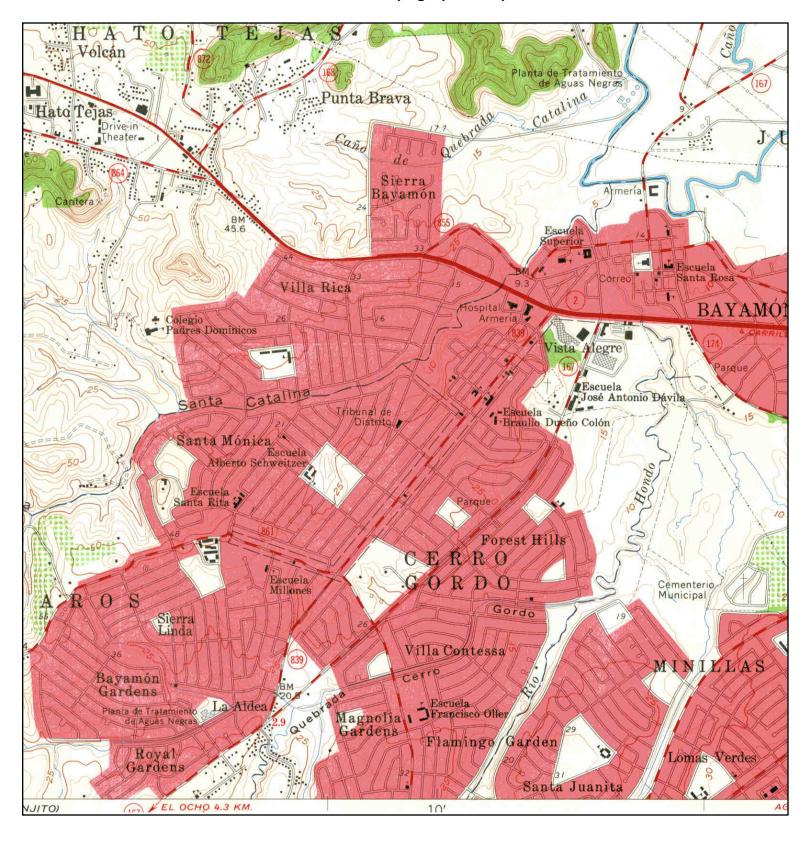
SERIES: 7.5 SCALE: 1:20000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc. CONTACT: Nick Mazziotta INQUIRY#: 4252239.4



N A TARGET QUAD

NAME: BAYAMON

MAP YEAR: 1963

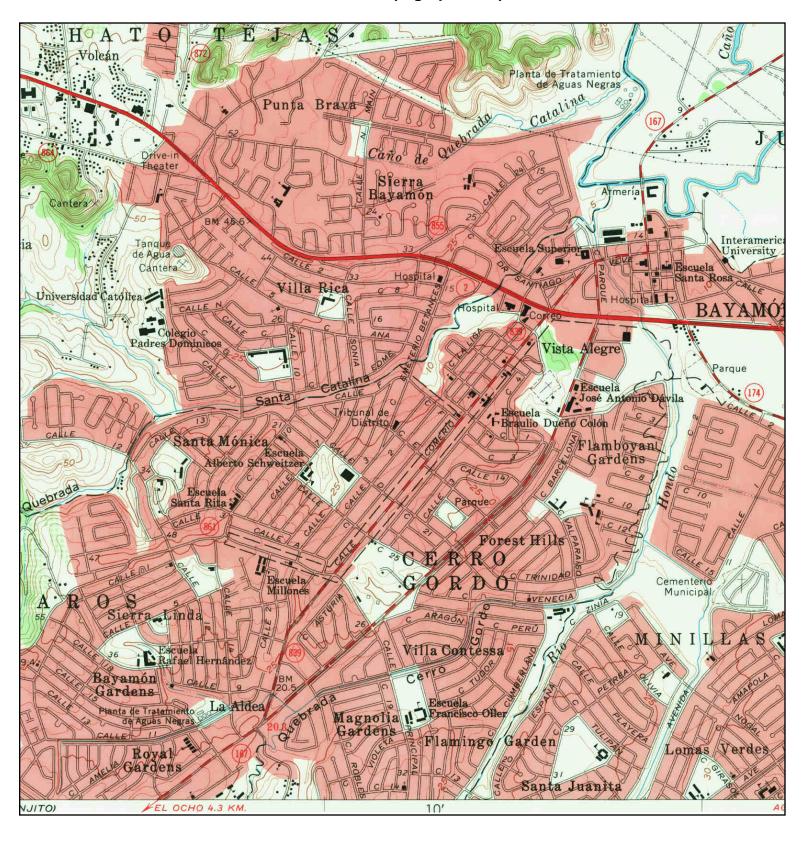
SERIES: 7.5 SCALE: 1:20000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc. CONTACT: Nick Mazziotta INQUIRY#: 4252239.4





TARGET QUAD

NAME: BAYAMON

MAP YEAR: 1969

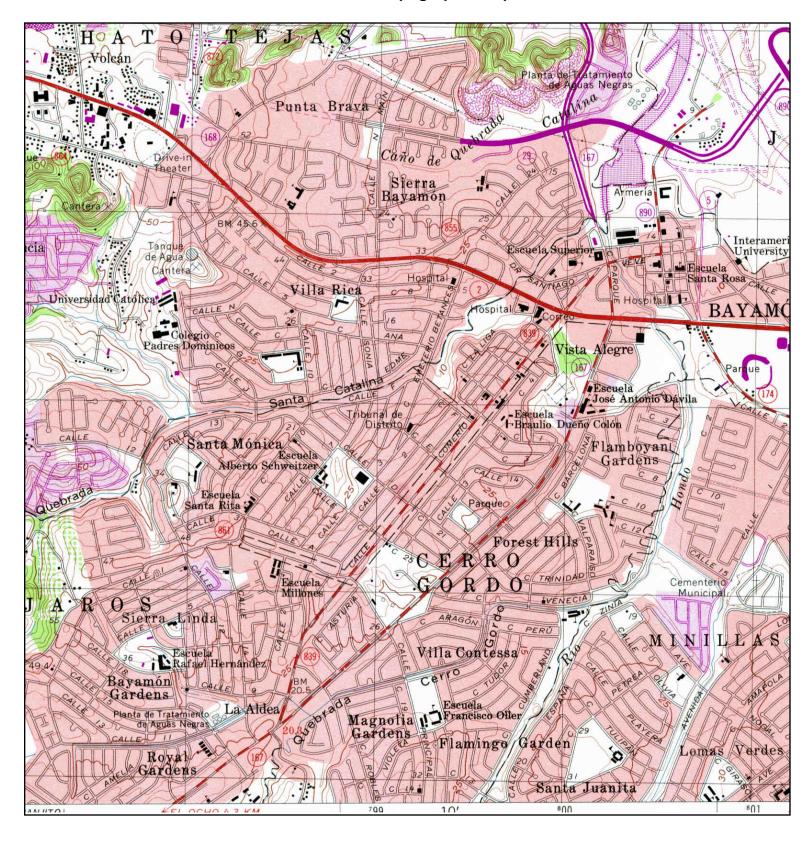
SERIES: 7.5 SCALE: 1:20000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc. CONTACT: Nick Mazziotta INQUIRY#: 4252239.4





TARGET QUAD

NAME: BAYAMON MAP YEAR: 1982

PHOTOREVISED FROM: 1969

SERIES: 7.5 SCALE: 1:20000 SITE NAME: Former Comerio Citgo Gas

Station

LAT/LONG:

ADDRESS: 468 Comerio Street PR-839

Bayamon, PR 00959 18.3872 / -66.1682 CLIENT: CDM Smith, Inc. CONTACT: Nick Mazziotta INQUIRY#: 4252239.4